

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Moorina Court Mornington VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5/24 Bath Street Mornington VIC 3931	\$705,000	05-Dec-21
6/49-53 Separation Street Mornington VIC 3931	\$695,000	25-Dec-21
1/12 Brent Street Mornington VIC 3931	\$638,500	07-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 31 January 2022

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**5/24 Bath Street Mornington VIC 3931**

1
 1
 1

Sold Price

\$705,000

Sold Date

05-Dec-21

Distance

1.66km**6/49-53 Separation Street Mornington VIC 3931**

2
 1
 1

Sold Price

^{RS} **\$695,000**

Sold Date

25-Dec-21

Distance

1.89km**1/12 Brent Street Mornington VIC 3931**

2
 1
 1

Sold Price

\$638,500

Sold Date

07-Oct-21

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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