

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/2A Marine Avenue Mornington VIC 3931

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

\*House

\*Unit

X

Suburb

Mornington

Period-from

01 Feb 2018

to

31 Jan 2019

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 six 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1/45 Spray Street Mornington VIC 3931      | \$425,000 | 18-Jan-19 |
| 7/25 Hampden Street Mornington VIC 3931    | \$570,000 | 09-Jan-19 |
| 1/12 Separation Street Mornington VIC 3931 | \$530,000 | 30-Sep-18 |

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 six months.~~

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**1/45 Spray Street Mornington VIC 3931**

Sold Price

**\$425,000**

Sold Date

**18-Jan-19**
 2
 1
 1

Distance

**0.85km**

**7/25 Hampden Street Mornington VIC 3931**

Sold Price

**\$570,000**

Sold Date

**09-Jan-19**
 2
 1
 1

Distance

**0.38km**

**1/12 Separation Street Mornington VIC 3931**

Sold Price

**\$530,000**

Sold Date

**30-Sep-18**
 2
 1
 1

Distance

**0.56km**

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