

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

2/49 Strachans Road 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

\$1,225,000

&

\$1,325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

Other

Suburb

Mornington

Period-from

01 Jan 2020

to

31 Dec 2020

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

9 Olive Street Mornington VIC 3931	\$1,260,000	15-Aug-20
8 Carnoustie Grove Mornington VIC 3931	\$1,280,000	19-Oct-20
1/14 Wilsons Road Mornington VIC 3931	\$1,245,000	20-Nov-20

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: 29 January 2021



9 Olive Street Mornington VIC 3931 Sold Price **\$1,260,000** Sold Date **15-Aug-20**

3 2 2

Distance **0.51km**



8 Carnoustie Grove Mornington VIC 3931 Sold Price ^{RS} **\$1,280,000** Sold Date **19-Oct-20**

3 2 2

Distance **0.9km**



1/14 Wilsons Road Mornington VIC 3931 Sold Price **\$1,245,000** Sold Date **20-Nov-20**

3 2 2

Distance **0.99km**

RS = Recent sale UN = Undisclosed Sale

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