

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

1/42 Shandon Street 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Mornington

Period-from

01 Sep 2018

to

31 Aug 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 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

4/88 Herbert Street Mornington VIC 3931	\$580,000	24-Jul-19
2/19 Elizabeth Street Mornington VIC 3931	\$535,000	16-Jul-19
4/11 Wood Street Mornington VIC 3931	\$495,000	02-Aug-19

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.~~

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Kristen Jones
P 03 5970 8000
M 0426 956 315
E kristenjones@stonerealestate.com.au



**4/88 Herbert Street Mornington
VIC 3931**

 2  1  1

Sold Price **\$580,000** Sold Date **24-Jul-19**

Distance **0.41km**

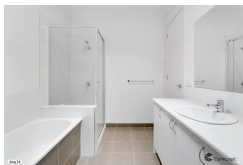


**2/19 Elizabeth Street Mornington
VIC 3931**

 2  1  1

Sold Price **\$535,000** Sold Date **16-Jul-19**

Distance **0.75km**



**4/11 Wood Street Mornington VIC
3931**

 2  1  1

Sold Price ^{RS} **\$495,000** Sold Date **02-Aug-19**

Distance **1.44km**

RS = Recent sale **UN** = Undisclosed Sale

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