

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

2/1 Vancouver 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

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,700

Property type

House

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

3/28 Wellington Street Mornington VIC 3931	\$615,000	03-Jul-19
4/21 Hampden Street Mornington VIC 3931	\$636,000	30-Jul-19
21 Elizabeth Street Mornington VIC 3931	\$685,000	04-Apr-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.~~

This Statement of Information was prepared on: 16 September 2019

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3/28 Wellington Street Mornington VIC 3931 Sold Price **\$615,000** Sold Date **03-Jul-19**
Distance **0.9km**

 2  1  1



4/21 Hampden Street Mornington VIC 3931 Sold Price **\$636,000** Sold Date **30-Jul-19**
Distance **1.11km**

 2  1  1



21 Elizabeth Street Mornington VIC 3931 Sold Price **\$685,000** Sold Date **04-Apr-19**
Distance **1.2km**

 2  2  2

RS = Recent sale UN = Undisclosed Sale

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