

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

1/12 Brent 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Mornington

Period-from

01 Sep 2020

to

31 Aug 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

4/30-32 Oakland Street Mornington VIC 3931	\$621,000	07-Aug-21
1/12 Separation Street Mornington VIC 3931	\$645,000	16-Aug-21
1/8 Venice Street Mornington VIC 3931	\$635,000	21-Jul-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: 28 September 2021

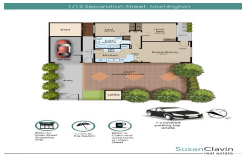


4/30-32 Oakland Street Mornington VIC 3931

 2  1  1

Sold Price \$621,000 Sold Date 07-Aug-21

Distance **0.35km**



1/12 Separation Street Mornington VIC 3931

 2  1  1

Sold Price

^{RS} **\$645,000 Sold Date 16-Aug-21**

Distance **0.75km**



1/8 Venice Street Mornington VIC 3931

 2  1  1

Sold Price

^{RS} **\$635,000^{UN} Sold Date 21-Jul-21**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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