



STATEMENT OF INFORMATION

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Daniel Brooker

M 0435858244

E danielbrooker@stonerealestate.com.au

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

5/949 Nepean Highway Mornington VIC 3931

2 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$480,000

Median Sale Price

\$620,000 Units in Mornington between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



1/2A Marine Avenue Mornington VIC 3931

Sold Price

^{RS} **\$480,000**

Sold Date

07-Feb-19

2 1 1

Distance

1.19km



1/4 Marine Avenue Mornington VIC 3931

Sold Price

^{RS} **\$440,000**

Sold Date

28-Mar-19

2 1 1

Distance

1.26km



5/56 Wilsons Road Mornington VIC 3931

Sold Price

^{RS} **\$480,000**

Sold Date

26-Mar-19

2 1 1

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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