

## 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

33 Johns Road Mornington VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$830,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Mornington

Period-from

01 Mar 2020

to

28 Feb 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

9 Swansea Grove Mornington VIC 3931	\$885,000	04-Dec-20
2 Karella Crescent Mornington VIC 3931	\$903,500	06-Nov-20
8 Marine Avenue Mornington VIC 3931	\$893,000	19-Dec-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: 31 March 2021



**9 Swansea Grove Mornington VIC 3931**

Sold Price

**\$885,000**

Sold Date **04-Dec-20**

 4  3  2

Distance **0.57km**



**2 Karella Crescent Mornington VIC 3931**

Sold Price

**\$903,500**

Sold Date **06-Nov-20**

 4  -  -

Distance **1.13km**



**8 Marine Avenue Mornington VIC 3931**

Sold Price

**\$893,000**

Sold Date **19-Dec-20**

 3  2  1

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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