

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

1/53 Van Ness Avenue 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2019

to

31 Dec 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

1/11 Brent Street Mornington VIC 3931	\$565,000	02-Sep-19
5/38 Ruth Road Mornington VIC 3931	\$537,500	26-Aug-19
2/24 Adelaide Street Mornington VIC 3931	\$570,000	15-Nov-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: 20 January 2020



1/11 Brent Street Mornington VIC 3931

 2  1  2

Sold Price **\$565,000** Sold Date **02-Sep-19**

Distance **0.46km**



5/38 Ruth Road Mornington VIC 3931

 2  1  1

Sold Price **\$537,500** Sold Date **26-Aug-19**

Distance **0.62km**



2/24 Adelaide Street Mornington VIC 3931

 2  1  1

Sold Price **\$570,000** Sold Date **15-Nov-19**

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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