

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/18 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

*House

*Unit

X

Suburb

Mornington

Period-from

01 Jun 2018

to

31 May 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

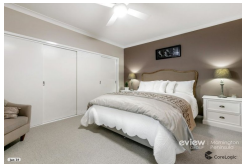
7/5 Ruth Road Mornington VIC 3931	\$807,500	08-Jan-19
2/11 Ti-Tree Grove Mornington VIC 3931	\$865,000	12-Jan-19
2/8 Pitt Street Mornington VIC 3931	\$840,000	01-Apr-19

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.~~

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7/5 Ruth Road Mornington VIC 3931 Sold Price **\$807,500** Sold Date **08-Jan-19**

3 2 2

Distance **0.48km**



2/11 Ti-Tree Grove Mornington VIC 3931 Sold Price **\$865,000** Sold Date **12-Jan-19**

3 2 2

Distance **0.52km**



2/8 Pitt Street Mornington VIC 3931 Sold Price ^{RS} **\$840,000** Sold Date **01-Apr-19**

3 2 2

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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