

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

1/15 Napier Street, Mornington Vic 3931

Indicative selling price

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

Range between \$690,000

&

\$730,000

Median sale price

Median price \$801,750

Property Type Unit

Suburb Mornington

Period - From 05/08/2022

to

04/08/2023

Source REIV

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 six 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	3/18-20 Rodney Ct MORNINGTON 3931	\$853,000	25/07/2023
2	1/59 Prince St MORNINGTON 3931	\$725,000	18/07/2023
3			

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 six months.~~

This Statement of Information was prepared on:

05/08/2023 15:46



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$690,000 - \$730,000

Median Unit Price

05/08/2022 - 04/08/2023: \$801,750

Comparable Properties



3/18-20 Rodney Ct MORNINGTON 3931 (REI)

Agent Comments

2 1 1

Price: \$853,000

Method: Private Sale

Date: 25/07/2023

Property Type: Unit

Land Size: 265 sqm approx



1/59 Prince St MORNINGTON 3931 (REI)

Agent Comments

3 1 1

Price: \$725,000

Method: Private Sale

Date: 18/07/2023

Property Type: House

Land Size: 277 sqm approx

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 six months.

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669