

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

16/786 Esplanade 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

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$691,000

Property type

Unit

Suburb

Mornington

Period-from

01 May 2020

to

30 Apr 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

5/776-779 Esplanade Mornington VIC 3931	\$995,000	18-Nov-20
2/16 Pitt Street Mornington VIC 3931	\$995,000	26-Feb-21
3/16 Pitt Street Mornington VIC 3931	\$990,000	03-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: 14 May 2021



5/776-779 Esplanade Mornington VIC 3931

3 2 2

Sold Price **\$995,000** Sold Date **18-Nov-20**

Distance **0.15km**



2/16 Pitt Street Mornington VIC 3931

3 2 2

Sold Price ^{RS} **\$995,000** Sold Date **26-Feb-21**

Distance **1.59km**



3/16 Pitt Street Mornington VIC 3931

3 2 2

Sold Price **\$990,000** Sold Date **03-Dec-20**

Distance **1.6km**

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

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