

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

1/13 Seaview 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/9 Brent Street Mornington VIC 3931	\$620,000	14-Dec-21
27/99 Bentons Road Mornington VIC 3931	\$672,500	16-Dec-21
1/36 Oakland Street Mornington VIC 3931	\$670,000	04-Dec-21

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: 21 February 2022



2/9 Brent Street Mornington VIC 3931

Sold Price

^{RS}

\$620,000

Sold Date

14-Dec-21

2

1

1

Distance

0.17km



27/99 Bentons Road Mornington VIC 3931

Sold Price

\$672,500

Sold Date

16-Dec-21

2

1

1

Distance

1.17km



1/36 Oakland Street Mornington VIC 3931

Sold Price

\$670,000

Sold Date

04-Dec-21

1

1

1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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