

## 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

22 Taranna Street Mornington VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,023,750

Property type

House

Suburb

Mornington

Period-from

01 Jan 2021

to

31 Dec 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 23 Taranna Street Mornington VIC 3931 | \$710,500 | 10-Sep-21 |
| 27 Taranna Street Mornington VIC 3931 | \$637,000 | 15-Mar-21 |
| 35 Taranna Street Mornington VIC 3931 | \$746,000 | 29-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: 22 January 2022

# SHORELINE

REAL ESTATE

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**23 Taranna Street Mornington VIC 3931**

Sold Price

**\$710,500**

Sold Date

**10-Sep-21**

 3  1  2

Distance

**0.09km**

## Notes from your agent

This had renovated kitchen and bathroom



**27 Taranna Street Mornington VIC 3931**

Sold Price

**\$637,000**

Sold Date

**15-Mar-21**

 3  1  2

Distance

**0.07km**



**35 Taranna Street Mornington VIC 3931**

Sold Price

<sup>RS</sup> **\$746,000**

Sold Date

**29-Dec-21**

 3  1  2

Distance

**0.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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