

## 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

20 Serenity Way 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Mornington

Period-from

01 Jul 2019

to

30 Jun 2020

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 24 Serenity Way Mornington VIC 3931 | \$1,100,000 | 31-Jan-20 |
| 9 Brydon Close Mornington VIC 3931  | \$1,168,000 | 28-Mar-20 |
| 11 Lucas Place Mornington VIC 3931  | \$1,055,000 | 28-Feb-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: 24 July 2020



## 24 Serenity Way Mornington VIC 3931

4 2 2

Sold Price

**\$1,100,000**

Sold Date

**31-Jan-20**

Distance

**0.04km**



## 9 Brydon Close Mornington VIC 3931

4 2 2

Sold Price

**\$1,168,000**

Sold Date

**28-Mar-20**

Distance

**0.28km**



## 11 Lucas Place Mornington VIC 3931

4 2 2

Sold Price

**\$1,055,000**

Sold Date

**28-Feb-20**

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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