

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

14/99 Bentons Road 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

\$460,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mornington

Period-from

01 Mar 2019

to

29 Feb 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

33/99 Bentons Road Mornington VIC 3931	\$521,000	27-Nov-19
4/25 Harrap Road Mount Martha VIC 3934	\$460,000	03-Mar-20
5/4-6 Oakland Street Mornington VIC 3931	\$460,000	13-Jan-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: 26 March 2020



**33/99 Bentons Road Mornington
VIC 3931**

3 1 1

Sold Price

\$521,000

Sold Date

27-Nov-19

Distance

0.13km



**4/25 Harrap Road Mount Martha
VIC 3934**

2 1 1

Sold Price

^{RS} **\$460,000**

Sold Date

03-Mar-20

Distance

0.8km



**5/4-6 Oakland Street Mornington
VIC 3931**

2 1 2

Sold Price

\$460,000

Sold Date

13-Jan-20

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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