

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

5/58-60 Wilsons 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

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

2/10 Venice Street Mornington VIC 3931	\$722,500	28-Aug-19
1/3 Pitt Street Mornington VIC 3931	\$700,000	08-Feb-20
2/46 Albert Street Mornington VIC 3931	\$724,500	31-Oct-19

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.~~

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2/10 Venice Street Mornington VIC 3931 Sold Price **\$722,500** Sold Date **28-Aug-19**

 2  1  2

Distance **0.28km**



1/3 Pitt Street Mornington VIC 3931 Sold Price **\$700,000** Sold Date **08-Feb-20**

 3  2  2

Distance **0.38km**



2/46 Albert Street Mornington VIC 3931 Sold Price **\$724,500** Sold Date **31-Oct-19**

 3  2  1

Distance **0.68km**

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

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