

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

1/45 Queen Street 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$879,000

Property type

House

Suburb

Mornington

Period-from

01 Feb 2020

to

31 Jan 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

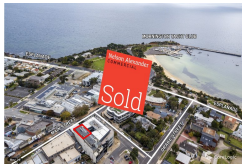
3/28 Main Street Mornington VIC 3931	\$885,000	16-Nov-20
3/20 Main Street Mornington VIC 3931	\$840,000	02-Nov-20
2/32 Tanti Avenue Mornington VIC 3931	\$930,000	11-Jan-21

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.~~

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3/28 Main Street Mornington VIC 3931

Sold Price ^{RS} **\$885,000** ^{UN} Sold Date **16-Nov-20**

 2  2  3

Distance **0.45km**



3/20 Main Street Mornington VIC 3931

Sold Price **\$840,000** Sold Date **02-Nov-20**

 2  2  1

Distance **0.51km**



2/32 Tanti Avenue Mornington VIC 3931

Sold Price ^{RS} **\$930,000** ^{UN} Sold Date **11-Jan-21**

 2  2  1

Distance **0.74km**

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

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