

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

1/3 Pitt 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2019

to

31 Dec 2019

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

3/3 Pitt Street Mornington VIC 3931	-	08-Nov-19
2/10 Venice Street Mornington VIC 3931	\$722,500	28-Aug-19
1/13 Seaton Road Mornington VIC 3931	\$716,500	26-Aug-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.~~

This Statement of Information was prepared on: 14 January 2020



3/3 Pitt Street Mornington VIC 3931 Sold Price

^{RS} - Sold Date **08-Nov-19**

3 2 2

Distance **0.03km**



2/10 Venice Street Mornington VIC 3931 Sold Price

\$722,500 Sold Date **28-Aug-19**

2 1 2

Distance **0.4km**



1/13 Seaton Road Mornington VIC 3931 Sold Price

\$716,500 Sold Date **26-Aug-19**

3 2 1

Distance **0.89km**

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

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