

Alexandra Otte

M 0432 486 396

E alexandra@mcewingpartners.com

STATEMENT OF INFORMATION

Single residential property located in the
Melbourne metropolitan area

Prepared on 29th Nov 2018

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

2/11 Ti-Tree Grove, Mornington VIC 3931

 3  2  2

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$865,000 - \$915,000

Median sale price

\$607,500 Units in Mornington between May 2018—Nov 2018

Source: realestate.com.au

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**1/27 Gleneagles Avenue,
Mornington VIC 3931**

 3  2  2

Sold Price **\$880,000**

Sold Date **12/10/18**

Distance **0.13KM**



**2/14 Coral Road, Mornington
VIC 3931**

 3  2  2

Sold Price **\$900,000**

Sold Date **06/06/18**

Distance **0.28KM**



**2/46 Strachans Road, Mornington
VIC 3931**

 3  2  2

Sold Price **\$940,000**

Sold Date **06/11/18**

Distance **0.52KM**

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