

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

4/27 Van Ness Avenue 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$891,000

Property type

Land

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

2/27 Van Ness Avenue Mornington VIC 3931	\$655,000	01-Feb-21
4/6 Van Ness Avenue Mornington VIC 3931	\$732,000	15-Feb-21
9/26 Maxwell Street Mornington VIC 3931	\$677,500	19-Feb-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.~~

This Statement of Information was prepared on: 24 February 2021



2/27 Van Ness Avenue Mornington VIC 3931

Sold Price

^{RS}
\$655,000

Sold Date

01-Feb-21


Distance

-



4/6 Van Ness Avenue Mornington VIC 3931

Sold Price

^{RS}
\$732,000

Sold Date

15-Feb-21


Distance

0.23km


9/26 Maxwell Street Mornington VIC 3931

Sold Price

^{RS}
\$677,500

Sold Date

19-Feb-21


Distance

0.72km
RS = Recent sale

UN = Undisclosed Sale

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