

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

1/57 Nunns 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,000

Property type

Unit

Suburb

Mornington

Period-from

01 Dec 2020

to

30 Nov 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

1/8 Venice Street Mornington VIC 3931	\$635,000	21-Jul-21
3/16-20 Johns Road Mornington VIC 3931	\$645,000	14-Oct-21
2/50 Wilsons Road Mornington VIC 3931	\$645,000	11-Aug-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: 10 December 2021



1/8 Venice Street Mornington VIC 3931

Sold Price

\$635,000

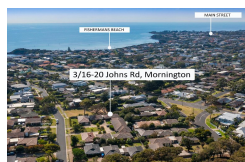
Sold Date

21-Jul-21

 2  1  1

Distance

0.21km



3/16-20 Johns Road Mornington VIC 3931

Sold Price

\$645,000

Sold Date

14-Oct-21

 2  1  1

Distance

0.4km



2/50 Wilsons Road Mornington VIC 3931

Sold Price

Sold Date

11-Aug-21

 2  1  1

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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