

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

5/5 Carol 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

\$495,000

&

\$544,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mornington

Period-from

01 May 2019

to

30 Apr 2020

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

10/239 Dunns Road Mornington VIC 3931	\$532,000	22-Jan-20
1/53 Van Ness Avenue Mornington VIC 3931	\$560,000	28-Jan-20
2/131 Racecourse Road Mount Martha VIC 3934	\$510,000	28-Feb-20

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: 11 May 2020



10/239 Dunns Road Mornington VIC 3931 Sold Price **\$532,000** Sold Date **22-Jan-20**

2 1 1

Distance **0.52km**



1/53 Van Ness Avenue Mornington VIC 3931 Sold Price **\$560,000** Sold Date **28-Jan-20**

2 1 1

Distance **0.64km**



2/131 Racecourse Road Mount Martha VIC 3934 Sold Price **\$510,000** Sold Date **28-Feb-20**

2 1 1

Distance **1.87km**

RS = Recent sale UN = Undisclosed Sale

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