



GRANGER
Sam Crowder
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/100 Beleura Hill 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

*House

*Unit

X

Suburb

Mornington

Period-from

01 Feb 2018

to

31 Jan 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 six 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

1/19 Lucerne Avenue Mornington VIC 3931	\$745,000	19-Nov-18
2/42 Shandon Street Mornington VIC 3931	\$555,000	17-Sep-18
1 Samantha Drive Mornington VIC 3931	\$637,500	21-Nov-18

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 six months.~~

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1/19 Lucerne Avenue Mornington VIC 3931

3 2 2

Sold Price

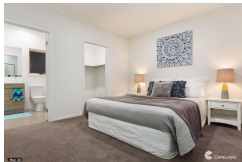
\$745,000

Sold Date

19-Nov-18

Distance

0.08km



2/42 Shandon Street Mornington VIC 3931

2 1 1

Sold Price

\$555,000

Sold Date

17-Sep-18

Distance

0.21km



1 Samantha Drive Mornington VIC 3931

3 2 2

Sold Price

\$637,500

Sold Date

21-Nov-18

Distance

1.34km



3/3 Hunter Street Mornington VIC 3931

3 2 2

Sold Price

\$633,000

Sold Date

14-Aug-18

Distance

1.52km



2/23 Naples Street Mornington VIC 3931

2 1 1

Sold Price

\$680,000

Sold Date

30-Oct-18

Distance

1.61km



2/38 Oakland Street Mornington VIC 3931

2 2 2

Sold Price

\$535,000

Sold Date

30-Nov-18

Distance

1.76km

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