

## 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

1/15 Albert Street Mornington VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,175,000

&

\$1,275,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2018

to

31 Oct 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 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

7 Alfred Street Mornington VIC 3931	\$1,295,000	25-May-19
32B Queen Street Mornington VIC 3931	\$1,100,000	29-Jul-19
5A Rockcliff Court Mornington VIC 3931	\$1,215,000	13-Sep-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 6 months.~~

This Statement of Information was prepared on: 14 November 2019

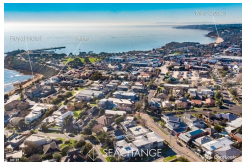


**7 Alfred Street Mornington VIC 3931**

 3  2  2

Sold Price **\$1,295,000** Sold Date **25-May-19**

Distance **0.13km**



**32B Queen Street Mornington VIC 3931**

 3  2  2

Sold Price **\$1,100,000** Sold Date **29-Jul-19**

Distance **0.17km**



**5A Rockcliff Court Mornington VIC 3931**

 3  2  2

Sold Price **\$1,215,000** Sold Date **13-Sep-18**

Distance **0.29km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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