

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

1/27 Balcombe 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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,000

Property type

Other

Suburb

Mornington

Period-from

01 Aug 2020

to

31 Jul 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 Whitby Street Mornington VIC 3931	\$1,830,000	23-Feb-21
24 Murray Street Mornington VIC 3931	\$1,900,000	31-Mar-21
12 Alfred Street Mornington VIC 3931	\$1,650,000	16-Jun-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: 24 August 2021



2 Whitby Street Mornington VIC 3931

3 2 2

Sold Price **\$1,830,000** Sold Date **23-Feb-21**

Distance **0.43km**



24 Murray Street Mornington VIC 3931

3 2 2

Sold Price **\$1,900,000** Sold Date **31-Mar-21**

Distance **0.83km**



12 Alfred Street Mornington VIC 3931

3 2 2

Sold Price **\$1,650,000** Sold Date **16-Jun-20**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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