

## 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

43 Bowman Drive 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

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$930,000

Property type

House

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

10 Kenworthy Rise Mornington VIC 3931	\$930,500	22-Jun-21
16 Weerona Way Mornington VIC 3931	\$860,000	11-Mar-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: 03 August 2021



**10 Kenworthy Rise Mornington VIC 3931**

Sold Price

<sup>RS</sup> **\$930,500** <sup>UN</sup>

Sold Date

**22-Jun-21**



Distance

**0.38km**



**16 Weerona Way Mornington VIC 3931**

Sold Price

**\$860,000**

Sold Date

**11-Mar-21**



Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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