

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

3/85 Herbert 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Mornington

Period-from

01 Mar 2021

to

28 Feb 2022

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

5/91 Herbert Street Mornington VIC 3931	\$1,275,000	10-Nov-21
3/47 Beleura Hill Road Mornington VIC 3931	\$1,051,500	30-Nov-21
3/14 Macdonald Grove Mornington VIC 3931	\$950,000	08-Dec-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 March 2022



5/91 Herbert Street Mornington VIC 3931 Sold Price **\$1,275,000** Sold Date **10-Nov-21**

 3  2  2

Distance **0.08km**



3/47 Beleura Hill Road Mornington VIC 3931 Sold Price ^{RS} **\$1,051,500** Sold Date **30-Nov-21**

 3  2  2

Distance **0.8km**



3/14 Macdonald Grove Mornington VIC 3931 Sold Price **\$950,000** Sold Date **08-Dec-21**

 3  2  2

Distance **0.39km**

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

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