

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

3/10 Scott 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

\$460,000

&

\$498,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

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

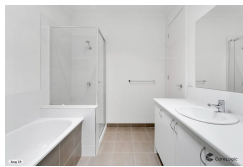
Date of sale

4/11 Wood Street Mornington VIC 3931	\$495,000	30-Jul-19
2/38 Oakland Street Mornington VIC 3931	\$535,000	26-Nov-18
2/50 Alameda Avenue Mornington VIC 3931	\$513,000	06-Jun-19

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: 22 November 2019



4/11 Wood Street Mornington VIC 3931

 2  1  1

Sold Price **\$495,000** Sold Date **30-Jul-19**

Distance **0.21km**

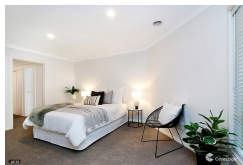


2/38 Oakland Street Mornington VIC 3931

 2  2  2

Sold Price **\$535,000** Sold Date **26-Nov-18**

Distance **0.34km**



2/50 Alameda Avenue Mornington VIC 3931

 2  1  1

Sold Price **\$513,000** Sold Date **06-Jun-19**

Distance **0.48km**



1/12 Separation Street Mornington VIC 3931

 2  1  1

Sold Price **\$530,000** Sold Date **30-Sep-18**

Distance **0.65km**



9/47 Spray Street Mornington VIC 3931

 2  2  2

Sold Price **\$535,000** Sold Date **01-Aug-19**

Distance **0.63km**



4/27 Nelson Street Mornington VIC 3931

 2  1  1

Sold Price **\$492,500** Sold Date **31-May-19**

Distance **1.2km**

RS = Recent sale UN = Undisclosed Sale

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