

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

9/28 Lucerne Avenue 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

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,500

Property type

Unit

Suburb

Mornington

Period-from

01 May 2019

to

30 Apr 2020

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

2/949 Nepean Highway Mornington VIC 3931	\$425,000	07-Dec-19
26/150 Mornington-Tyabb Road Mornington VIC 3931	\$430,000	29-Jan-20
161/150 Mornington-Tyabb Road Mornington VIC 3931	\$400,000	30-Jan-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: 23 May 2020



2/949 Nepean Highway Mornington VIC 3931

2 1 1

Sold Price \$425,000 Sold Date 07-Dec-19

Distance **0.08km**



26/150 Mornington-Tyabb Road Mornington VIC 3931

2 1 1

Sold Price \$430,000 Sold Date 29-Jan-20

Distance **1.72km**



161/150 Mornington-Tyabb Road Mornington VIC 3931

2 1 1

Sold Price \$400,000 Sold Date 30-Jan-20

Distance **1.93km**

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

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