

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 Tira Court 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Mornington

Period-from

01 Mar 2019

to

29 Feb 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

3 Noah Close Mornington VIC 3931	\$800,000	15-Nov-19
30 Bowman Drive Mornington VIC 3931	\$772,000	25-Sep-19
31 Tintagel Way Mornington VIC 3931	\$780,000	06-Feb-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: 12 March 2020



3 Noah Close Mornington VIC 3931

Sold Price

\$800,000

Sold Date

15-Nov-19



3



2



2

Distance

0.21km



30 Bowman Drive Mornington VIC 3931

Sold Price

\$772,000

Sold Date

25-Sep-19



3



2



2

Distance

1.82km



31 Tintagel Way Mornington VIC 3931

Sold Price

^{RS} **\$780,000** ^{UN}

Sold Date

06-Feb-20



3



2



2

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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