

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

4/47 Spray 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

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

3/14 Johns Road Mornington VIC 3931	\$552,000	14-Apr-20
2/5 Barkly Street Mornington VIC 3931	\$502,500	04-Dec-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: 05 May 2020



3/14 Johns Road Mornington VIC 3931

Sold Price

^{RS} **\$552,000** Sold Date **14-Apr-20**

 2  1  1

Distance **1.55km**



2/5 Barkly Street Mornington VIC 3931

Sold Price

\$502,500 Sold Date **04-Dec-19**

 2  1  1

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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