

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 Antony Drive 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,750

Property type

House

Suburb

Mornington

Period-from

01 Oct 2019

to

30 Sep 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

7 Ellabella Way Mornington VIC 3931	\$1,200,000	29-May-20
66 Summerfield Drive Mornington VIC 3931	\$1,275,000	24-Jun-20
10 Cottage Place Mornington VIC 3931	\$1,350,000	26-Jul-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: 21 October 2020



7 Ellabella Way Mornington VIC 3931

4 2 -

Sold Price **\$1,200,000** Sold Date **29-May-20**

Distance **1.17km**



66 Summerfield Drive Mornington VIC 3931

5 3 4

Sold Price ^{RS} **\$1,275,000** Sold Date **24-Jun-20**

Distance **1.7km**



10 Cottage Place Mornington VIC 3931

4 2 2

Sold Price ^{RS} **\$1,350,000** Sold Date **26-Jul-20**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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