

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

1/38 Oakland 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

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

5 Oakland Street Mornington VIC 3931	\$590,000	07-Sep-19
11 Hutchins Park Close Mornington VIC 3931	\$625,000	02-Sep-19
12 Charles Farrer Court Mornington VIC 3931	\$600,000	05-Sep-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: 01 November 2019



5 Oakland Street Mornington VIC 3931

3 2 1

Sold Price

\$590,000

Sold Date

07-Sep-19

Distance

0.31km



11 Hutchins Park Close Mornington VIC 3931

3 2 1

Sold Price

^{RS} **\$625,000**

Sold Date

02-Sep-19

Distance

0.36km



12 Charles Farrer Court Mornington VIC 3931

3 1 1

Sold Price

\$600,000

Sold Date

05-Sep-19

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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