

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

34 Tallis 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

\$1,700,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,023,750

Property type

House

Suburb

Mornington

Period-from

01 Feb 2021

to

31 Jan 2022

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

10 Turnbull Street Mornington VIC 3931	\$1,850,000	18-Oct-21
5 Amelia Avenue Mornington VIC 3931	\$1,700,000	20-Sep-21
1A Moet Place Mornington VIC 3931	\$2,100,000	27-Sep-21

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: 02 February 2022



10 Turnbull Street Mornington VIC 3931

Sold Price

^{RS}

\$1,850,000

Sold Date

18-Oct-21



3



2



2

Distance

1.93km



5 Amelia Avenue Mornington VIC 3931

Sold Price

\$1,700,000

Sold Date

20-Sep-21



4



2



2

Distance

0.3km



1A Moet Place Mornington VIC 3931

Sold Price

\$2,100,000

Sold Date

27-Sep-21



4



2



2

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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