

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Snow Gum Walk 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$803,000

*House

X

*Unit

Suburb

Mornington

Period-from

01 Feb 2018

to

31 Jan 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 six 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

14 Boormanii Drive Mornington VIC 3931	\$1,100,000	12-Aug-18
21 Tintagel Way Mornington VIC 3931	\$822,500	24-Sep-18
19 Allchin Avenue Mornington VIC 3931	\$887,500	09-Feb-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 six months.~~

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14 Boormanii Drive Mornington VIC 3931 Sold Price **\$1,100,000** Sold Date **12-Aug-18**

 5  2  3

Distance **0.5km**



21 Tintagel Way Mornington VIC 3931 Sold Price **\$822,500** Sold Date **24-Sep-18**

 4  3  2

Distance **0.52km**



19 Allchin Avenue Mornington VIC 3931 Sold Price ^{RS} **\$887,500** Sold Date **09-Feb-19**

 4  2  2

Distance **0.76km**

RS = Recent sale **UN** = Undisclosed Sale

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