

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

3 Noah Close 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Mornington

Period-from

01 Oct 2018

to

30 Sep 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

4 Tira Court Mornington VIC 3931	\$810,000	18-Sep-19
25 Samantha Drive Mornington VIC 3931	\$875,000	27-Aug-19
3 Ellinbank Crescent Mornington VIC 3931	\$755,000	08-Oct-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: 18 October 2019



4 Tira Court Mornington VIC 3931

Sold Price

^{RS}
\$810,000

Sold Date

18-Sep-19


4



2



2

Distance

0.13km


25 Samantha Drive Mornington VIC 3931

Sold Price

^{RS}
\$875,000

Sold Date

27-Aug-19


4



2



2

Distance

0.27km


3 Ellinbank Crescent Mornington VIC 3931

Sold Price

^{RS}
\$755,000

Sold Date

08-Oct-19


4



2



2

Distance

1.3km
RS = Recent sale

UN = Undisclosed Sale

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