

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 Colebrook Court 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,078,500

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

3 Parkside Crescent Mornington VIC 3931	\$1,380,000	22-Dec-21
118 Harrap Road Mount Martha VIC 3934	\$1,350,500	23-Nov-21
15 Mulberry Drive Mount Martha VIC 3934	\$1,480,000	20-Nov-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: 28 February 2022



3 Parkside Crescent Mornington VIC 3931 Sold Price ^{RS} **\$1,380,000** ^{UN} Sold Date **22-Dec-21**

 4  2  3

Distance **0.69km**



118 Harrap Road Mount Martha VIC 3934 Sold Price **\$1,350,500** Sold Date **23-Nov-21**

 4  2  2

Distance **1.07km**



15 Mulberry Drive Mount Martha VIC 3934 Sold Price **\$1,480,000** Sold Date **20-Nov-21**

 4  2  2

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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