

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

9 York 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,700

Property type

House

Suburb

Mornington

Period-from

01 Dec 2018

to

30 Nov 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 Wariba Lane Mornington VIC 3931	\$1,270,000	27-Aug-19
26 Fulton Avenue Mornington VIC 3931	\$1,350,000	10-Sep-19
44 Carnoustie Grove Mornington VIC 3931	\$1,210,000	24-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: 02 December 2019



4 Wariba Lane Mornington VIC 3931 Sold Price **\$1,270,000** Sold Date **27-Aug-19**

4 2 2

Distance **0.8km**



26 Fulton Avenue Mornington VIC 3931 Sold Price **\$1,350,000** Sold Date **10-Sep-19**

4 2 2

Distance **1.36km**



44 Carnoustie Grove Mornington VIC 3931 Sold Price **\$1,210,000** Sold Date **24-Sep-19**

4 2 2

Distance **1.86km**

RS = Recent sale UN = Undisclosed Sale

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