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	Prop	erty type	v type House		Suburb	Mornington
Period-from	01 Dec 2018	to	30 Nov 2	2019	Source Corelogic		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



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impact

Adam Dureau

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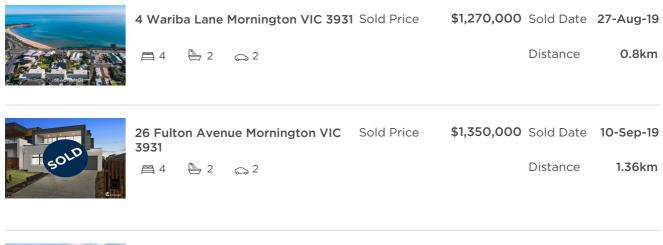
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 ${\sf E} \ \ {\sf adam.dureau} @ impactreal tygroup.com.au$

\$1,210,000 Sold Date 24-Sep-19

Distance

1.86km



Sold Price

	44 Carnoustie Grove Mornington VIC 3931				
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RS = Recent sale UN = Undisclosed Sale

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