

## 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

24 Tallis Drive Mornington VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,470,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$811,995

Property type

House

Suburb

Mornington

Period-from

01 Jun 2019

to

31 May 2020

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 Channel Street Mornington VIC 3931     | \$1,551,000 | 09-Nov-19 |
| 49 Beleura Hill Road Mornington VIC 3931 | \$1,420,000 | 25-Aug-19 |
| 14/17 Tanti Avenue Mornington VIC 3931   | \$1,520,000 | 18-Nov-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: 29 June 2020



## 3 Channel Street Mornington VIC 3931

Sold Price

**\$1,551,000**

Sold Date

**09-Nov-19**

4

2

2

Distance

**0.37km**



## 49 Beleura Hill Road Mornington VIC 3931

Sold Price

**\$1,420,000**

Sold Date

**25-Aug-19**

4

2

2

Distance

**0.4km**



## 14/17 Tanti Avenue Mornington VIC 3931

Sold Price

**\$1,520,000**

Sold Date

**18-Nov-19**

3

2

2

Distance

**1.27km**

RS = Recent sale

UN = Undisclosed Sale

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