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

7 Rockcliff 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	\$2,350,000	&	\$2,550,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$879,000	Prop	erty type		House	Suburb	Mornington
Period-from	01 Mar 2020	to	28 Feb 2	2021	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
19 Hargreaves Street Mornington VIC 3931	\$2,210,000	12-Nov-20
2 Fleming Street Mornington VIC 3931	\$2,500,000	09-Feb-21
21 Shelbourne Court Mornington VIC 3931	\$2,485,000	15-Oct-20

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: 25 March 2021





Lisa Bendle

P 97872422

M 0402834913

E lisa@mcewingpartners.com



19 Hargreaves Street Mornington VIC 3931

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Sold Price \$\$2,210,000 UN Sold Date 12-Nov-20

Distance

0.67km



2 Fleming Street Mornington VIC 3931

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Sold Price

\$2,500,000 Sold Date **09-Feb-21**

Distance

1.01km

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- Refriet from noushing furnisher, fisteres, Estings and any surfaces throughout the homes world services provided and revenue Wasen prior to entering - Required Sylving Stem ways from solene.

21 Shelbourne Court Mornington VIC 3931

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Sold Price

\$2,485,000 Sold Date 15-Oct-20

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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