

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

2/16 Pitt 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

\$980,000

&

\$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2019

to

31 Oct 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

20 Pender Avenue Mornington VIC 3931	\$1,100,000	01-Jun-20
5/776-779 Esplanade Mornington VIC 3931	\$995,000	25-Nov-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.

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20 Pender Avenue Mornington VIC 3931

Sold Price

\$1,100,000

Sold Date

01-Jun-20



3



2



2

Distance

0.83km



5/776-779 Esplanade Mornington VIC 3931

Sold Price

^{RS} **\$995,000** ^{UN}

Sold Date

25-Nov-20



3



2



2

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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