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	4/21-23 Van Ness Avenue 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$651,250	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
9/2A Bentons Road Mount Martha VIC 3934	$640,000	16-Jul-20
2/26 Dava Drive Mornington VIC 3931	$575,000	05-Jun-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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9/2A Bentons Road Mount Martha VIC 3934

3 1 2

Sold Price **$640,000** Sold Date **16-Jul-20**

Distance **1.12km**



2/26 Dava Drive Mornington VIC 3931

3 1 2

Sold Price **$575,000** Sold Date **05-Jun-20**

Distance **0.72km**

RS = Recent sale **UN** = Undisclosed Sale

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