

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

3/247 Dunns Road 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2020

to

31 Dec 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

5/7 Carol Street Mornington VIC 3931	\$645,000	19-Oct-20
12/200 Bentons Road Mount Martha VIC 3934	\$620,000	16-Aug-20
18/125 Harrap Road Mount Martha VIC 3934	\$625,000	13-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.~~

This Statement of Information was prepared on: 07 January 2021

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5/7 Carol Street Mornington VIC 3931

Sold Price

^{RS} **\$645,000**

Sold Date

19-Oct-20

 3  2  2

Distance

0.52km



12/200 Bentons Road Mount Martha VIC 3934

Sold Price

\$620,000

Sold Date

16-Aug-20

 3  2  2

Distance

1.28km



18/125 Harrap Road Mount Martha VIC 3934

Sold Price

\$625,000

Sold Date

13-Nov-20

 3  2  2

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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