

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

4/5 Napier 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,500

Property type

Unit

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

3/14 Johns Road Mornington VIC 3931	\$552,000	15-Apr-20
1/53 Van Ness Avenue Mornington VIC 3931	\$560,000	28-Jan-20
2/88-92 Tanti Avenue Mornington VIC 3931	\$550,000	05-Mar-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: 11 June 2020



3/14 Johns Road Mornington VIC 3931

Sold Price

\$552,000

Sold Date

15-Apr-20

 2

 1

 1

Distance

0.23km



1/53 Van Ness Avenue Mornington VIC 3931

Sold Price

\$560,000

Sold Date

28-Jan-20

 2

 1

 1

Distance

1.24km



2/88-92 Tanti Avenue Mornington VIC 3931

Sold Price

\$550,000

Sold Date

05-Mar-20

 3

 2

 1

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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