

## 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

24 Hargreaves Street Mornington VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,190,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$743,700

Property type

House

Suburb

Mornington

Period-from

01 Dec 2018

to

30 Nov 2019

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 2/729 Esplanade Mornington VIC 3931 | \$1,220,000 | 26-Jul-19 |
| 4 Wariba Lane Mornington VIC 3931   | \$1,270,000 | 27-Aug-19 |
| 10 Pitt Street Mornington VIC 3931  | \$1,220,000 | 15-Aug-19 |

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 December 2019



**2/729 Esplanade Mornington VIC 3931**

Sold Price

**\$1,220,000**

Sold Date

**26-Jul-19**

3

2

1

Distance

**0.19km**



**4 Wariba Lane Mornington VIC 3931**

Sold Price

**\$1,270,000**

Sold Date

**27-Aug-19**

4

2

2

Distance

**0.54km**



**10 Pitt Street Mornington VIC 3931**

Sold Price

**\$1,220,000**

Sold Date

**15-Aug-19**

3

2

2

Distance

**0.63km**

RS = Recent sale

UN = Undisclosed Sale

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