

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

5 Cumming Court 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

\$825,000

&

\$885,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Mornington

Period-from

01 May 2019

to

30 Apr 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

2 Aimee Court Mornington VIC 3931	\$790,000	29-Feb-20
13 Creighton Way Mornington VIC 3931	\$830,000	19-Mar-20
8 Caversham Drive Mornington VIC 3931	\$875,000	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.~~

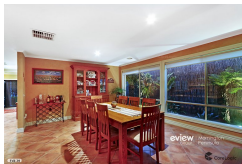
This Statement of Information was prepared on: 28 May 2020



2 Aimee Court Mornington VIC 3931 Sold Price **\$790,000** Sold Date **29-Feb-20**

4 2 2

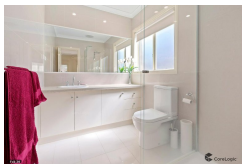
Distance **0.56km**



13 Creighton Way Mornington VIC 3931 Sold Price **\$830,000** Sold Date **19-Mar-20**

4 2 2

Distance **0.67km**



8 Caversham Drive Mornington VIC 3931 Sold Price **\$875,000** Sold Date **05-Mar-20**

4 2 2

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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