

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

2/20 Beatty Parade 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2019

to

31 Dec 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

2/19 Elizabeth Street Mornington VIC 3931	\$535,000	16-Jul-19
1/100 Tanti Avenue Mornington VIC 3931	\$463,000	24-Apr-19
2/5 Barkly Street Mornington VIC 3931	\$502,500	18-Dec-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: 07 January 2020

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2/19 Elizabeth Street Mornington VIC 3931

Sold Price

\$535,000

Sold Date

16-Jul-19

 2  1  1

Distance

0.09km



1/100 Tanti Avenue Mornington VIC 3931

Sold Price

\$463,000

Sold Date

24-Apr-19

 2  1  1

Distance

0.14km



2/5 Barkly Street Mornington VIC 3931

Sold Price

\$502,500

Sold Date

18-Dec-19

 2  1  1

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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