

## 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

37 Waltham Drive 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

or range  
between

\$830,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Mornington

Period-from

01 Mar 2020

to

28 Feb 2021

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





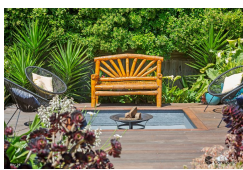







Date of sale

6 Playfield Grove Mornington VIC 3931	\$845,000	18-Oct-20
36 Parkside Crescent Mornington VIC 3931	\$880,000	17-Nov-20
5 Piping Lane Mount Martha VIC 3934	\$905,000	15-Dec-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: 30 March 2021

	<b>6 Playfield Grove Mornington VIC 3931</b>	Sold Price	<b>\$845,000</b>	Sold Date	<b>18-Oct-20</b>
	 4  2  2			Distance	<b>0.39km</b>
	<b>36 Parkside Crescent Mornington VIC 3931</b>	Sold Price	<b>\$880,000</b>	Sold Date	<b>17-Nov-20</b>
	 4  2  2			Distance	<b>0.51km</b>
	<b>5 Piping Lane Mount Martha VIC 3934</b>	Sold Price	<b>\$905,000</b>	Sold Date	<b>15-Dec-20</b>
	 4  2  2			Distance	<b>1.59km</b>

RS = Recent sale

UN = Undisclosed Sale

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