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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

3/89 Bentons Road Mornington VIC 3931

3 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$680,000

### Median Sale Price

\$615,000 Units in Mornington between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**3/3 Pitt Street Mornington VIC 3931** Sold Price **\$730,000** Sold Date **25-Apr-18**

3 2 2

Distance **1.59km**



**3/20 Napier Street Mornington VIC 3931** Sold Price **\$660,000** Sold Date **24-Apr-18**

2 2 2

Distance **1.72km**



**2/3 Lucerne Avenue Mornington VIC 3931** Sold Price **\$775,000** Sold Date **17-Apr-18**

3 2 2

Distance **2.75km**

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