

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

4/24 Van Ness Avenue 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2020

to

30 Sep 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

1/785 Nepean Highway Mornington VIC 3931	\$920,000	28-Jun-21
3/785 Nepean Highway Mornington VIC 3931	\$950,000	27-Apr-21

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: 19 October 2021



1/785 Nepean Highway Mornington VIC 3931 Sold Price **\$920,000** Sold Date **28-Jun-21**

3 2 2

Distance **0.31km**



3/785 Nepean Highway Mornington VIC 3931 Sold Price **\$950,000** Sold Date **27-Apr-21**

3 2 2

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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