

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 Port Phillip Drive 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

\$900,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

House

Suburb

Mornington

Period-from

01 Feb 2020

to

31 Jan 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

4 Netherclift Court Mornington VIC 3931	\$821,000	16-Oct-20
38 Parkside Crescent Mornington VIC 3931	\$835,000	02-Oct-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: 08 February 2021


4 Netherclift Court Mornington VIC 3931

Sold Price

\$821,000

Sold Date

16-Oct-20


4



2



2

Distance

1.53km

38 Parkside Crescent Mornington VIC 3931

Sold Price

\$835,000

Sold Date

02-Oct-20


5



2



2

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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