

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

1/44 Wilsons Road 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,000

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2021

to

31 Jan 2022

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

3/6 Portrush Grove Mornington VIC 3931	\$912,000	03-Feb-22
1/14 Haig Street Mornington VIC 3931	\$875,000	08-Sep-21
1/8 Haig Street Mornington VIC 3931	\$880,000	04-Sep-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: 21 February 2022



3/6 Portrush Grove Mornington VIC 3931 Sold Price

^{RS} **\$912,000** Sold Date **03-Feb-22**

 3  1  2

Distance **1.39km**



1/14 Haig Street Mornington VIC 3931 Sold Price

Sold Price **\$875,000** Sold Date **08-Sep-21**

 3  1  2

Distance **0.84km**



1/8 Haig Street Mornington VIC 3931 Sold Price

Sold Price **\$880,000** Sold Date **04-Sep-21**

 3  1  2

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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