



Warlimont & Nutt

PENINSULA REAL ESTATE
SINCE 1952

Statement of Information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address 3/43 Spray Street, Mornington VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range \$675,000 - \$725,000

Median sale price

Median price \$ **797,500** Suburb **Mornington, VIC**
Property Type **Unit** Source **CoreLogic Professional**
Time period from **October 2017** to **October 2018**

Comparable property sales

A *These are the three properties sold within two kilometres of the property for sale in the last six 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) 1A Radley Street, Mornington	\$850,000	June 2018
2) 1/30 Vale Street, Mornington	\$750,000	June 2018
3) 21B York Street, Mornington	\$720,000	August 2018