

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 6 CORELLA COURT, MORNINGTON

Indicative selling price

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

Single price or range between \$680,000 & \$720,000

Median sale price

Median price \$1,060,000 Property type HOUSE Suburb MORNINGTON

Period - From 01/10/2020 to 31/12/2020 Source REIV

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. 8 WARUKA COURT, MORNINGTON	\$680,000	JAN 2021
2. 20 MELINGA CRESCENT, MORNINGTON	\$670,000	FEB 2021
3. 37 ROBERTSON DRIVE, MORNINGTON	\$655,000	FEB 2021

This Statement of Information was prepared on: 25/02/2021