

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

7 Fleming Street 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

\$2,250,000

&

\$2,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

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

2 Yacht Court Mornington VIC 3931	\$2,450,000	29-May-21
17 Flame Tree Grove Mornington VIC 3931	\$2,560,000	24-Mar-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.

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2 Yacht Court Mornington VIC 3931 Sold Price **\$2,450,000** Sold Date **29-May-21**

4 2 2

Distance **0.28km**



17 Flame Tree Grove Mornington VIC 3931 Sold Price **\$2,560,000** Sold Date **24-Mar-21**

4 4 4

Distance **1.89km**

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

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