



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/867 Nepean Highway Mornington VIC 3931

2 2 4

Indicative Selling Price

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

Single Price \$495,000

Median Sale Price

\$620,000 Units in Mornington between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



5/56 Wilsons Road Mornington VIC 3931	Sold Price ^{RS}	\$480,000	Sold Date	26-Mar-19
2 1 1			Distance	0.72km



1/2A Marine Avenue Mornington VIC 3931	Sold Price	\$480,000	Sold Date	07-Feb-19
2 1 1			Distance	0.89km



3/3 Johns Road Mornington VIC 3931	Sold Price ^{RS}	\$510,000	Sold Date	27-Apr-19
2 1 1			Distance	1.33km

RS = Recent sale

UN = Undisclosed Sale

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