

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

24 Sunningdale Avenue 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,500

Property type

House

Suburb

Mornington

Period-from

01 Sep 2019

to

31 Aug 2020

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

9A Portrush Grove Mornington VIC 3931	\$1,385,000	20-Jul-20
5A Portrush Grove Mornington VIC 3931	\$1,400,000	08-Jul-20
66 Venice Street Mornington VIC 3931	\$1,390,000	06-Jul-20

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: 25 September 2020

SEACHANGE PROPERTY - COVID-19 In an effort to help stop further transmission of the COVID-19 virus, Seachange Property's priority is the health and safety of our clients, customers and staff. Home inspections are now conducted by appointment only. Seachange Property requests you refrain from entering the property if you have: - Returned from overseas travel in the last 14 days or come into contact with someone who has. - Knowingly come into contact with someone who has tested positive in the last 14 days. - Any potential COVID-19 symptoms including fever, cough, sore throat, runny nose or unexplained shortness of breath. When inspecting this home we asked that you please: - Refrain from touching furniture, fixtures, fittings and any surfaces throughout the home. - Use the hand sanitiser provided and remove your shoes before entering. - Adhere to social distancing rules and keep 1.5m away from others. SEACHANGE PROPERTY	9A Portrush Grove Mornington VIC 3931  4  2  2	Sold Price ^{RS} \$1,385,000	Sold Date 20-Jul-20 Distance 0.47km
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	66 Venice Street Mornington VIC 3931  4  2  2	Sold Price ^{RS} \$1,390,000	Sold Date 06-Jul-20 Distance 1.26km

RS = Recent sale

UN = Undisclosed Sale

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