

## 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

2/24 Adelaide Street Mornington VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2018

to

31 Oct 2019

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1/11-13 Johns Road Mornington VIC 3931  | \$600,000 | 31-Oct-19 |
| 2/60 Tanti Avenue Mornington VIC 3931   | \$600,000 | 26-Sep-19 |
| 4/88 Herbert Street Mornington VIC 3931 | \$580,000 | 24-Jul-19 |

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: 11 November 2019



**1/11-13 Johns Road Mornington VIC 3931**

Sold Price <sup>RS</sup> **\$600,000** <sup>UN</sup> Sold Date **31-Oct-19**

2 1 1

Distance **0.44km**



**2/60 Tanti Avenue Mornington VIC 3931**

Sold Price <sup>RS</sup> **\$600,000** Sold Date **26-Sep-19**

2 1 1

Distance **1.64km**



**4/88 Herbert Street Mornington VIC 3931**

Sold Price **\$580,000** Sold Date **24-Jul-19**

2 1 1

Distance **1.76km**

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

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