

## 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

8A Troon Avenue 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

\$1,380,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,500

Property type

Other

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

8 Troon Avenue Mornington VIC 3931	\$1,400,000	10-Feb-20
26 Raglan Street Mornington VIC 3931	\$1,400,000	04-Oct-19
21 Kiaora Avenue Mount Martha VIC 3934	\$1,400,000	31-May-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: 21 September 2020



**8 Troon Avenue Mornington VIC 3931**

 3  2  2

Sold Price

**\$1,400,000**

Sold Date **10-Feb-20**

Distance **0.01km**



**26 Raglan Street Mornington VIC 3931**

 3  2  2

Sold Price

Sold Date **04-Oct-19**

Distance **1.43km**



**21 Kiaora Avenue Mount Martha VIC 3934**

 3  2  2

Sold Price <sup>RS</sup> **\$1,400,000** <sup>UN</sup>

Sold Date **31-May-20**

Distance **1.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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