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	9 Moona 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	$1,300,000	&	$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,000	Property type	Unit	Suburb	Mornington
Period-from	01 Jan 2021	to	31 Dec 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
2/22 Kent Street Mornington VIC 3931	$1,400,000	22-Nov-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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OBrien Real Estate
Jye Read
P 03 5975 7733
M 0448763933
E jye.r@obre.com.au



2/22 Kent Street Mornington VIC 3931

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Sold Price **$1,400,000** Sold Date **22-Nov-21**

Distance **0.2km**

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

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