OBrien Real Estate

STATEMENT OF INFORMATION

Prepared on 24 Apr 2019

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8 Illowa Street Mornington VIC 3931

3 1 1

Indicative Selling Price

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

Range between $350,000 & $380,000

Median Sale Price

$797,500 Houses in Mornington between 01 Apr 2018 - 31 Mar 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.



3 Waruka Court Mornington VIC 3931

2 1 2

Sold Price RS **$425,000** Sold Date **08-Mar-19**

Distance **0.36km**



42 Carramar Street Mornington VIC 3931

3 1 1

Sold Price RS **$432,000** UN Sold Date **14-Feb-19**

Distance **0.48km**



15 Melinga Crescent Mornington VIC 3931

3 1 2

Sold Price RS **$405,000** Sold Date **23-Mar-19**

Distance **0.53km**

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

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