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	43 Wandella Road 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,000,000	Property type	House	Suburb	Mornington
Period-from	01 Nov 2020	to	31 Oct 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
13 Cawarra Street Mornington VIC 3931	$930,000	17-Sep-21
7 Meribah Close Mornington VIC 3931	$992,000	16-Oct-21
17 Wensley Close Mornington VIC 3931	$990,000	23-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.~~

This Statement of Information was prepared on: 25 November 2021

CONSUMER AFFAIRS VICTORIA

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13 Cawarra Street Mornington VIC 3931

4 2 2

Sold Price RS $930,000 UN Sold Date 17-Sep-21

Distance 0.14km



7 Meribah Close Mornington VIC 3931

3 2 1

Sold Price RS $992,000 Sold Date 16-Oct-21

Distance 0.24km



17 Wensley Close Mornington VIC 3931

3 2 2

Sold Price RS $990,000 Sold Date 23-Nov-21

Distance 0.25km

RS = Recent sale UN = Undisclosed Sale

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