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<br>Including suburb and postcode | 4 Currawong Street 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 | $730,000 | & | $790,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $910,000 | Property type | House | Suburb | Mornington |
| Period-from | 01 Jun 2020 | to | 31 May 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 |
|---|---|---|
| 88 Robertson Drive Mornington VIC 3931 | $756,000 | 10-Apr-21 |
| 15 Linnet Court Mornington VIC 3931 | $777,000 | 17-Jun-21 |
| 27 Richardson Drive Mornington VIC 3931 | $731,000 | 04-Mar-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: 21 June 2021

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**88 Robertson Drive Mornington VIC 3931**

3 2 2

Sold Price **$756,000** Sold Date **10-Apr-21**

Distance **0.53km**



**15 Linnet Court Mornington VIC 3931**

3 1 1

Sold Price RS **$777,000** Sold Date **17-Jun-21**

Distance **0.56km**



**27 Richardson Drive Mornington VIC 3931**

3 1 2

Sold Price RS **$731,000** Sold Date **04-Mar-21**

Distance **0.71km**

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

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