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	7 Balamara Place 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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$956,000	Property type	House	Suburb	Mornington
Period-from	01 Sep 2020	to	31 Aug 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
9 Carramar Street Mornington VIC 3931	$685,000	04-Aug-21
34 Carramar Street Mornington VIC 3931	$653,000	31-May-21
22 Illowa Street Mornington VIC 3931	$675,500	17-Jul-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: 10 September 2021

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9 Carramar Street Mornington VIC 3931

3 1 1

Sold Price RS $685,000 Sold Date 04-Aug-21

Distance 0.32km



34 Carramar Street Mornington VIC 3931

3 1 2

Sold Price RS $653,000 Sold Date 31-May-21

Distance 0.4km



22 Illowa Street Mornington VIC 3931

3 1 3

Sold Price RS $675,500 Sold Date 17-Jul-21

Distance 0.7km



1076 Nepean Highway Mornington VIC 3931

3 1 4

Sold Price $675,000 Sold Date 15-Jul-21

Distance 0.77km

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

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