OBrien Real Estate

STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

44 Waltham Drive Mornington VIC 3931

4 2 2

Indicative Selling Price

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

Range between $690,000 & $750,000

Median Sale Price

$770,000 Houses in Mornington between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

Comparable Property Sales

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.



29 Waltham Drive Mornington VIC 3931 Sold Price **$705,000** Sold Date **11-May-19**

4 2 2 Distance **0.07km**



56 Waltham Drive Mornington VIC 3931 Sold Price **$760,000** Sold Date **03-Apr-19**

4 2 2 Distance **0.12km**



66 Waltham Drive Mornington VIC 3931 Sold Price **$735,000** Sold Date **13-May-19**

3 2 2 Distance **0.14km**

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

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