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 | 6/93 Herbert 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 | $695,000 | & | $730,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $672,000 | Property type | Unit | Suburb | Mornington |
| Period-from | 01 Feb 2020 | to | 31 Jan 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 |
|---|---|---|
| 2/16 Tarook Way Mornington VIC 3931 | $700,000 | 16-Feb-21 |
| 2/19 Venice Street Mornington VIC 3931 | $735,000 | 18-Nov-20 |
| 2/17 Neptune Street Mornington VIC 3931 | $685,000 | 30-Oct-20 |

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: 27 February 2021

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**2/16 Tarook Way Mornington VIC 3931**

2 2 1

Sold Price RS **$700,000** Sold Date **16-Feb-21**

Distance **1.11km**



**2/19 Venice Street Mornington VIC 3931**

2 2 2

Sold Price **$735,000** Sold Date **18-Nov-20**

Distance **1.39km**



**2/17 Neptune Street Mornington VIC 3931**

2 2 1

Sold Price **$685,000** Sold Date **30-Oct-20**

Distance **1.49km**

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

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