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	2/3 Hunter 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	$680,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$743,700	Property type	House	Suburb	Mornington
Period-from	01 Sep 2018	to	31 Aug 2019	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
1/18 Van Ness Avenue Mornington VIC 3931	$720,000	20-Jun-19
4/24 Macdonald Grove Mornington VIC 3931	$650,000	11-Jun-19
4/31-33 Wilsons Road Mornington VIC 3931	$705,000	24-Apr-19

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: 30 September 2019

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1/18 Van Ness Avenue Mornington VIC 3931

3 2 2

Sold Price **$720,000** Sold Date **20-Jun-19**

Distance **0.53km**



4/24 Macdonald Grove Mornington VIC 3931

3 2 2

Sold Price **$650,000** Sold Date **11-Jun-19**

Distance **0.83km**



4/31-33 Wilsons Road Mornington VIC 3931

3 2 2

Sold Price **$705,000** Sold Date **24-Apr-19**

Distance **0.99km**

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

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