OBrien Real Estate

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STATEMENT OF INFORMATION

Prepared on 16 Apr 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

40 Ellinbank Crescent Mornington VIC 3931

4 2 2

Indicative Selling Price

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

Range between $750,000 & $825,000

Median Sale Price

$805,000 Houses in Mornington between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



24 Creighton Way Mornington VIC 3931
4 2 2

Sold Price **$830,000** Sold Date **05-Mar-18**

Distance **0.47km**



18 Waltham Drive Mornington VIC 3931
3 2 2

Sold Price **$820,000** Sold Date **07-Nov-18**

Distance **0.54km**



15 Swallows Close Mornington VIC 3931
4 2 2

Sold Price RS **$810,000** Sold Date **08-Apr-19**

Distance **1.04km**

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

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