OBrien Real Estate

STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

87 Richardson Drive Mornington VIC 3931

3 1 1

Indicative Selling Price

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

Range between $430,000 & $470,000

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 Richardson Drive Mornington VIC 3931

3 1 1

Sold Price **$460,000** Sold Date **09-Jan-19**

Distance **0.41km**



13 Warrah Street Mornington VIC 3931

3 1 1

Sold Price **$500,000** Sold Date **23-Dec-18**

Distance **0.48km**



59 Robertson Drive Mornington VIC 3931

3 1 1

Sold Price RS **$452,000** Sold Date **02-Mar-19**

Distance **0.83km**

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

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