OBrien Real Estate
Lina Luppino
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5/38 Ruth Road 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	$549,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$740,000	*House	X	~~*Unit~~		Suburb	Mornington
Period-from	01 Aug 2018	to	31 Jul 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
2/50 Alameda Avenue Mornington VIC 3931	$513,000	06-Jun-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: 20 August 2019

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2/50 Alameda Avenue Mornington VIC 3931

2 1 1

Sold Price **$513,000** Sold Date **06-Jun-19**

Distance **0.66km**

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

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