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 Campbell Grove 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	$1,200,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	Unit	Suburb	Mornington
Period-from	01 Apr 2019	to	31 Mar 2020	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
8 Campbell Grove Mornington VIC 3931	$1,365,000	04-Feb-20
1 Beatty Parade Mornington VIC 3931	$1,200,000	19-Feb-20
9A Morven Street Mornington VIC 3931	$1,340,000	30-Mar-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: 06 April 2020

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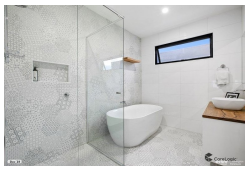


8 Campbell Grove Mornington VIC 3931

3 2 2

Sold Price RS **$1,365,000** Sold Date **04-Feb-20**

Distance **0.05km**



1 Beatty Parade Mornington VIC 3931

3 2 2

Sold Price RS **$1,200,000** UN Sold Date **19-Feb-20**

Distance **0.28km**



9A Morven Street Mornington VIC 3931

3 2 2

Sold Price RS **$1,340,000** Sold Date **30-Mar-20**

Distance **0.74km**

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

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