OBrien Real Estate
Andrew Jones
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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	50 Weber Drive 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$775,000	*House	X	~~*Unit~~		Suburb	Mornington
Period-from	01 Jun 2018	to	31 May 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
32 Weber Drive Mornington VIC 3931	$567,500	18-Dec-18
19 Weber Drive Mornington VIC 3931	$550,000	11-Feb-19
10 Wandella Road Mornington VIC 3931	$552,000	12-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.~~

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32 Weber Drive Mornington VIC 3931

4 2 2

Sold Price **$567,500** Sold Date **18-Dec-18**

Distance **0.18km**



19 Weber Drive Mornington VIC 3931

3 1 2

Sold Price **$550,000** Sold Date **11-Feb-19**

Distance **0.28km**



10 Wandella Road Mornington VIC 3931

3 1 2

Sold Price RS **$552,000** Sold Date **12-Apr-19**

Distance **0.29km**

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

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