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	3/38 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~~		or range between	$535,000	&	$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$743,700	Property type	House	Suburb	Mornington
Period-from	01 Oct 2018	to	30 Sep 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
5/38 Ruth Road Mornington VIC 3931	$537,500	26-Aug-19
7 Bayliss Rise Mount Martha VIC 3934	$545,000	08-Jul-19
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: 10 October 2019

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5/38 Ruth Road Mornington VIC 3931

2 1 1

Sold Price **$537,500** Sold Date **26-Aug-19**

Distance **0.02km**



7 Bayliss Rise Mount Martha VIC 3934

2 2 1

Sold Price **$545,000** Sold Date **08-Jul-19**

Distance **0.39km**



2/50 Alameda Avenue Mornington VIC 3931

2 1 1

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

Distance **0.62km**

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

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