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	4/38 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	~~*House~~		*Unit	X	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
2/32 Ruth Road Mornington VIC 3931	$690,000	21-May-19
1/30 Maxwell Street Mornington VIC 3931	$705,000	27-Jan-19
9/47 Green Island Avenue Mount Martha VIC 3934	$690,000	27-Feb-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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2/32 Ruth Road Mornington VIC 3931

3 2 2

Sold Price **$690,000** Sold Date **21-May-19**

Distance **0.04km**



1/30 Maxwell Street Mornington VIC 3931

3 2 2

Sold Price **$705,000** Sold Date **27-Jan-19**

Distance **0.06km**



9/47 Green Island Avenue Mount Martha VIC 3934

3 2 2

Sold Price **$690,000** Sold Date **27-Feb-19**

Distance **0.51km**

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

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