OBrien Real Estate
Lina Luppino
P 03 5973 2814
M 0419571583
E lina.l@obrienrealestate.com.au

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~~		or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$770,000	*House		*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
7/25 Darcy Street Mornington VIC 3931	$520,000	28-Jan-19
2/50 Alameda Avenue Mornington VIC 3931	$513,000	07-Jun-19
2/35 Macdonald Grove Mornington VIC 3931	$527,000	04-Jan-19

OR

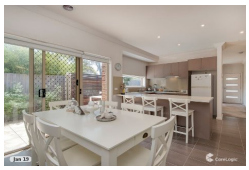
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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7/25 Darcy Street Mornington VIC 3931

2 1 1

Sold Price **$520,000** Sold Date **28-Jan-19**

Distance **0.2km**



2/50 Alameda Avenue Mornington VIC 3931

2 1 1

Sold Price RS **$513,000** Sold Date **07-Jun-19**

Distance **0.65km**



2/35 Macdonald Grove Mornington VIC 3931

2 1 1

Sold Price **$527,000** Sold Date **04-Jan-19**

Distance **2.02km**

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

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