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	4/25 Darcy Street 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	$490,000	&	$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$636,000	Property type	Unit	Suburb	Mornington
Period-from	01 Jan 2019	to	31 Dec 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
6/50 Green Island Avenue Mount Martha VIC 3934	$500,000	15-Sep-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: 29 January 2020

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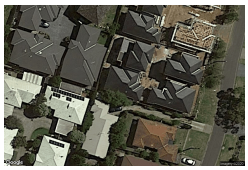

5/38 Ruth Road Mornington VIC 3931

2 1 1

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

Distance **0.24km**



6/50 Green Island Avenue Mount Martha VIC 3934

2 1 1

Sold Price **$500,000** Sold Date **15-Sep-19**

Distance **0.75km**

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

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