

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

2/3 Hunter 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

\$695,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,700

Property type

House

Suburb

Mornington

Period-from

01 Sep 2018

to

31 Aug 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

1/18 Van Ness Avenue Mornington VIC 3931	\$720,000	20-Jun-19
4/24 Macdonald Grove Mornington VIC 3931	\$650,000	11-Jun-19
4/31-33 Wilsons Road Mornington VIC 3931	\$705,000	24-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.~~

This Statement of Information was prepared on: 19 September 2019



**1/18 Van Ness Avenue Mornington
VIC 3931**

 3  2  2

Sold Price

\$720,000

Sold Date

20-Jun-19

Distance

0.53km



**4/24 Macdonald Grove Mornington
VIC 3931**

 3  2  2

Sold Price

\$650,000

Sold Date

11-Jun-19

Distance

0.83km



**4/31-33 Wilsons Road Mornington
VIC 3931**

 3  2  2

Sold Price

\$705,000

Sold Date

24-Apr-19

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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