

## 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

2/12 Shelbourne Court Mornington VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$743,700

Property type

Other

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

2/92 Barkly Street Mornington VIC 3931	\$1,600,000	14-Jun-18
8 Mills Beach Close Mornington VIC 3931	\$1,575,000	15-Mar-19
7 Herbert Street Mornington VIC 3931	\$1,540,000	08-Sep-18

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: 07 October 2019



**2/92 Barkly Street Mornington VIC 3931** Sold Price **\$1,600,000** Sold Date **14-Jun-18**  
 Distance **0.15km**  
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**8 Mills Beach Close Mornington VIC 3931** Sold Price **\$1,575,000** Sold Date **15-Mar-19**  
 Distance **0.36km**  
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**7 Herbert Street Mornington VIC 3931** Sold Price **\$1,540,000** Sold Date **08-Sep-18**  
 Distance **0.45km**  
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RS = Recent sale      UN = Undisclosed Sale

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