

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode Lots 1-45, 2 Philip Street, Mornington VIC 3931 – “Capri” Mornington

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting

Unit type or class	Price Range
Type – Abode – 2 storey, 3 bed / 2 bath / 1 garage	\$769,000 - \$785,000
Type – Vista – 2 storey, 3 bed / 2 bath + powder / 2 garage	\$815,000 - \$825,000
Type – Elevate – 3 storey, 2 bed / 2 bath / 1 garage	\$665,000 - \$679,000
Type – Linea – 2 storey, 2 bed / 2 bath / 1 garage	\$685,000 - \$695,000

Suburb house median sale price

Median price	\$565,000	Suburb	Mornington VIC 3931
Period - From	Nov 2016	To	Oct 2017
Source	Rp Data - CoreLogic		

Comparable property sales

Unit type or class

Two bedroom units

	Address of comparable unit	Price	Date of sale
Type – ‘Elevate’ and ‘Linea’	1 CAPRI – 28 / 2 Philip Street, Mornington (Elevate)	\$ 669,467	20 / 10 / 2017
	2 CAPRI – 17 / 2 Philip Street, Mornington (Elevate)	\$ 725,693	19 / 10 / 2017
	3 CAPRI – 18 / 2 Philip Street, Mornington (Elevate)	\$ 734,373	02 / 08 / 2017

Unit type or class

Three bedroom units

	Address of comparable unit	Price	Date of sale
Type – ‘Abode’ and ‘Vista’	1 CAPRI – 34 / 2 Philip Street, Mornington (Vista)	\$ 835,000	26 / 06 / 2017
	2 CAPRI – 3 / 2 Philip Street, Mornington (Abode)	\$ 775,000	07 / 08 / 2017
	3 CAPRI – 7 / 2 Philip Street, Mornington (Vista)	\$ 835,000	07 / 08 / 2017