

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

1/38 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

\$769,000

or range
between

&

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

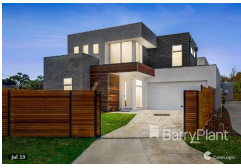
Date of sale

1/14 Darcy Street Mornington VIC 3931	\$750,000	25-Jul-19
2/10 Darcy Street Mornington VIC 3931	\$810,000	08-May-19
4/15 Green Island Avenue Mount Martha VIC 3934	\$760,000	15-Jul-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: 10 October 2019



1/14 Darcy Street Mornington VIC 3931

Sold Price

\$750,000

Sold Date

25-Jul-19

 3  2  2

Distance

0.21km



2/10 Darcy Street Mornington VIC 3931

Sold Price

\$810,000

Sold Date

08-May-19

 4  3  2

Distance

0.21km



4/15 Green Island Avenue Mount Martha VIC 3934

Sold Price

\$760,000

Sold Date

15-Jul-19

 3  2  2

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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