

# 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

2/10 Darcy Street, Mornington Vic 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$940,000

&

\$1,030,000

### Median sale price

Median price \$1,000,000

Property Type House

Suburb Mornington

Period - From 01/10/2020

to 30/09/2021

Source REIV

### 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 six 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	12a Olive St MORNINGTON 3931	\$1,080,000	31/05/2021
2	11a Seaview Av MORNINGTON 3931	\$920,000	01/07/2021
3			

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 six months.~~

This Statement of Information was prepared on:

01/10/2021 10:24



4   
 3   
 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$940,000 - \$1,030,000

**Median House Price**

01/10/2020 - 30/09/2021: \$1,000,000

## Comparable Properties



**12a Olive St MORNINGTON 3931 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 31/05/2021

**Property Type:** House (Res)

**Land Size:** 451 sqm approx



**11a Seaview Av MORNINGTON 3931 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$920,000

**Method:** Private Sale

**Date:** 01/07/2021

**Property Type:** House (Res)

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 six months.

**Account - Marshall White** | P: 03 9822 9999 | F: 03 9824 4897