

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

760 Moorooduc Highway 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

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

381 Bentons Road Moorooduc VIC 3933	\$1,575,000	06-Oct-18
256 Eramosa Road West Moorooduc VIC 3933	\$1,900,000	21-Feb-19
289 Bungower Road Moorooduc VIC 3933	\$1,375,000	12-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.~~

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381 Bentons Road Moorooduc VIC 3933

2 1 1

Sold Price

\$1,575,000

Sold Date

06-Oct-18

Distance

2.55km



256 Eramosa Road West Moorooduc VIC 3933

3 2 3

Sold Price

\$1,900,000

Sold Date

21-Feb-19

Distance

3.75km



289 Bungower Road Moorooduc VIC 3933

4 3 2

Sold Price

\$1,375,000

Sold Date

12-Apr-19

Distance

4.76km

RS = Recent sale

UN = Undisclosed Sale

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