

## 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

5/4-6 Oakland 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$465,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2018

to

31 Oct 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

1/5-7 Johns Road Mornington VIC 3931	\$500,000	24-Apr-19
4/27 Nelson Street Mornington VIC 3931	\$492,500	31-May-19
4/11-13 Johns Road Mornington VIC 3931	\$450,000	26-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.~~

This Statement of Information was prepared on: 18 November 2019

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**1/5-7 Johns Road Mornington VIC 3931** Sold Price **\$500,000** Sold Date **24-Apr-19**

 2  1  -

Distance **0.92km**

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**4/27 Nelson Street Mornington VIC 3931** Sold Price **\$492,500** Sold Date **31-May-19**

 2  1  1

Distance **0.93km**

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**4/11-13 Johns Road Mornington VIC 3931** Sold Price **\$450,000** Sold Date **26-Apr-19**

 2  1  1

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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