

## 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

183 Bentons Road 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

\$750,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Mornington

Period-from

01 Sep 2019

to

31 Aug 2020

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

64 Marriott Drive Mount Martha VIC 3934	\$790,000	05-Aug-20
2 Sandhurst Terrace Mount Martha VIC 3934	\$780,000	05-Aug-20
44 Caversham Drive Mornington VIC 3931	\$780,500	29-Jul-20

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: 15 September 2020



**64 Marriott Drive Mount Martha VIC 3934** Sold Price

<sup>RS</sup> **\$790,000** Sold Date **05-Aug-20**

 4  2  2

Distance **0.1km**



**2 Sandhurst Terrace Mount Martha VIC 3934** Sold Price

<sup>RS</sup> **\$780,000** Sold Date **05-Aug-20**

 4  2  2

Distance **0.27km**



**44 Caversham Drive Mornington VIC 3931** Sold Price

<sup>RS</sup> **\$780,500** Sold Date **29-Jul-20**

 4  2  2

Distance **0.37km**



**10 Cranswick Court Mornington VIC 3931** Sold Price

**\$750,000** Sold Date **05-Jul-20**

 4  2  2

Distance **0.56km**



**22 Marquis Avenue Mornington VIC 3931** Sold Price

**\$765,000** Sold Date **02-Jul-20**

 4  2  2

Distance **0.58km**



**2 Aimee Court Mornington VIC 3931** Sold Price

**\$790,000** Sold Date **29-Feb-20**

 4  2  2

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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