

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 Van Ness Avenue 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2020

to

31 Oct 2021

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

1/21-23 Van Ness Avenue Mornington VIC 3931	\$622,500	25-Jun-21
3/4-6 Oakland Street Mornington VIC 3931	\$640,000	04-May-21

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: 13 November 2021

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**1/21-23 Van Ness Avenue
Mornington VIC 3931**
 2  1  2

 Sold Price **\$622,500** Sold Date **25-Jun-21**

 Distance **0.14km**

**3/4-6 Oakland Street Mornington
VIC 3931**
 2  1  2

 Sold Price **\$640,000** Sold Date **04-May-21**

 Distance **0.31km**
RS = Recent sale

UN = Undisclosed Sale

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