

## 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

3/3 Pitt 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

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

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

3/5 Venice Street Mornington VIC 3931	\$765,000	19-Jun-19
19 Kent Street Mornington VIC 3931	\$778,000	08-May-19
3/104A Barkly Street Mornington VIC 3931	\$750,000	27-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: 08 October 2019



**3/5 Venice Street Mornington VIC 3931**

Sold Price

**\$765,000**

Sold Date

**19-Jun-19**

 3

 2

 2

Distance

**0.45km**



**19 Kent Street Mornington VIC 3931**

Sold Price

**\$778,000**

Sold Date

**08-May-19**

 3

 2

 2

Distance

**0.69km**



**3/104A Barkly Street Mornington VIC 3931**

Sold Price

**\$750,000**

Sold Date

**27-Apr-19**

 3

 2

 2

Distance

**1.69km**

RS = Recent sale

UN = Undisclosed Sale

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