

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

9 Lorikeet Court 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$892,000

Property type

House

Suburb

Mornington

Period-from

01 Jun 2020

to

31 May 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

5 Jacana Street Mornington VIC 3931	\$620,000	19-Jan-21
17 Melinga Crescent Mornington VIC 3931	\$640,000	08-Mar-21
43 Carramar Street Mornington VIC 3931	\$630,000	05-Jan-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: 10 June 2021


5 Jacana Street Mornington VIC 3931

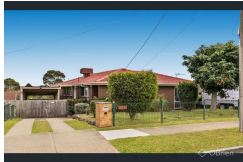
Sold Price

\$620,000

Sold Date

19-Jan-21
 3
  1
  -

Distance

0.37km

17 Melinga Crescent Mornington VIC 3931

Sold Price

\$640,000

Sold Date

08-Mar-21
 3
  1
  2

Distance

0.43km

43 Carramar Street Mornington VIC 3931

Sold Price

\$630,000

Sold Date

05-Jan-21
 3
  1
  2

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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