



Lauren Wild

P 03 5970 8000

M 0413 487 179

E laurenwild@stonerealestate.com.au

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

4/46 Strachans Road Mornington VIC 3931

4
 2
 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$1,070,000

Median Sale Price

\$630,000 Units in Mornington between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

Comparable Property Sales

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.

**21A Carnoustie Grove Mornington VIC 3931**

4
 2
 2

Sold Price **\$1,050,000**Sold Date **27-Apr-19**Distance **0.93km****2C Turnbull Street Mornington VIC 3931**

3
 2
 2

Sold Price **\$1,090,000**Sold Date **08-Mar-19**Distance **1.04km****21 Bay Vista Close Mount Martha VIC 3934**

4
 2
 2

Sold Price **\$1,100,000**Sold Date **02-May-19**Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



STATEMENT OF INFORMATION

Prepared on 29 Jul 2019

Lauren Wild

P 03 5970 8000

M 0413 487 179

E laurenwild@stonerealestate.com.au

Section 47AF of the Estate Agents Act 1980



36A Macdonald Grove Mornington Sold Price ^{RS} **\$1,050,000**
VIC 3931

Sold Date **17-May-19**

4 3 2

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.