

## 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 Orchid Avenue 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Mornington

Period-from

01 May 2019

to

30 Apr 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

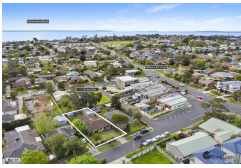
Date of sale

11 Orchid Avenue Mornington VIC 3931	\$693,000	24-Oct-19
103 Maxwell Street Mornington VIC 3931	\$690,000	02-Mar-20
3 Hutchins Park Close Mornington VIC 3931	\$699,000	02-Dec-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: 20 May 2020



**11 Orchid Avenue Mornington VIC 3931**

Sold Price **\$693,000** Sold Date **24-Oct-19**

 3
  1
  1

Distance **0.06km**

**Notes from your agent**

This property is located 5 doors up the road and is more of a true reflection around price, we also need to remember the property was sold in a market that was on the improve



**103 Maxwell Street Mornington VIC 3931**

Sold Price **\$690,000** Sold Date **02-Mar-20**

 3
  2
  2

Distance **0.95km**

**Notes from your agent**

The second bathroom makes a big difference, with a DLUG



**3 Hutchins Park Close Mornington VIC 3931**

Sold Price **\$699,000** Sold Date **02-Dec-19**

 3
  2
  2

Distance **1.09km**

RS = Recent sale      UN = Undisclosed Sale

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