



## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

2/35 Macdonald Grove Mornington VIC 3931

2 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$580,000

### Median Sale Price

\$600,000 Units in Mornington between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**2/42 Shandon Street Mornington  
VIC 3931**

2 1 1

Sold Price **\$555,000** Sold Date **17-Sep-18**

Distance **0.8km**



**5/2B Marine Avenue Mornington  
VIC 3931**

2 1 1

Sold Price **\$580,000** Sold Date **08-May-18**

Distance **0.9km**



**4/23 Swansea Grove Mornington  
VIC 3931**

2 1 2

Sold Price **\$561,000** Sold Date **13-Nov-18**

Distance **1.52km**

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