

## 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

13 TINTAGEL WAY 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Mornington

Period-from

01 Oct 2021

to

30 Sep 2022

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

9 TINTAGEL WAY MORNINGTON VIC 3931	\$1,220,000	21-Apr-22
19 ALLCHIN AVENUE MORNINGTON VIC 3931	\$1,350,000	21-Apr-22
7 MARINO COURT MORNINGTON VIC 3931	\$1,310,000	04-Jun-22

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: 21 October 2022



## 9 TINTAGEL WAY MORNINGTON VIC 3931

4 - -

Sold Price **\$1,220,000** Sold Date **21-Apr-22**

Distance **0.04km**



## 19 ALLCHIN AVENUE MORNINGTON VIC 3931

4 2 2

Sold Price **\$1,350,000** Sold Date **21-Apr-22**

Distance **0.35km**



## 7 MARINO COURT MORNINGTON VIC 3931

4 2 2

Sold Price **\$1,310,000** Sold Date **04-Jun-22**

Distance **0.78km**

RS = Recent sale UN = Undisclosed Sale

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