

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

3/60 Mitchell Street 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,000

Property type

Unit

Suburb

Mornington

Period-from

01 Dec 2020

to

30 Nov 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

9/15-21 Napier Street Mornington VIC 3931	\$790,000	17-Nov-21
1/44 Dava Drive Mornington VIC 3931	\$845,000	27-Jun-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: 06 December 2021

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**9/15-21 Napier Street Mornington
VIC 3931**
 2  1  1

Sold Price

^{RS}
\$790,000

Sold Date

17-Nov-21

Distance

0.68km

**1/44 Dava Drive Mornington VIC
3931**
 3  1  1

Sold Price

^{RS}
\$845,000

Sold Date

27-Jun-21

Distance

0.93km
RS = Recent sale

UN = Undisclosed Sale

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