

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

1 Wensley Close 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

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

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

8 Caversham Drive Mornington VIC 3931	\$875,000	05-Mar-20
13 Emerald Close Mornington VIC 3931	\$815,000	08-Feb-20
13 Creighton Way Mornington VIC 3931	\$830,000	19-Mar-20

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: 11 May 2020



Janet McNeill

P 59771737

M 0419503327

E janet@mcneillrealestate.com.au



8 Caversham Drive Mornington VIC 3931

Sold Price

^{RS}

\$875,000

Sold Date **05-Mar-20**

4 2 2

Distance **0.5km**



13 Emerald Close Mornington VIC 3931

Sold Price

\$815,000

Sold Date **08-Feb-20**

4 2 2

Distance **0.74km**



13 Creighton Way Mornington VIC 3931

Sold Price

\$830,000

Sold Date **19-Mar-20**

4 2 2

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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