

## 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

7 Tiller Walk 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

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2019

to

31 Jan 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 Tiller Walk Mornington VIC 3931	\$600,000	30-Sep-19
11 Bow Street Mornington VIC 3931	\$780,000	02-Dec-19
3/104A Barkly Street Mornington VIC 3931	\$750,000	27-Apr-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.~~

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**11 Tiller Walk Mornington VIC 3931** Sold Price **\$600,000** Sold Date **30-Sep-19**

2 2 1

Distance **0.01km**



**11 Bow Street Mornington VIC 3931** Sold Price **\$780,000** Sold Date **02-Dec-19**

3 2 1

Distance **0.03km**



**3/104A Barkly Street Mornington VIC 3931** Sold Price **\$750,000** Sold Date **27-Apr-19**

3 2 2

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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