

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

10 Adelaide Street, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,150,000

Median sale price

Median price \$1,200,000

Property Type Townhouse

Suburb Mornington

Period - From 21/11/2022

to 20/11/2023

Source REIV

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 six 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 |
|---|--------------------------------|-------------|--------------|
| 1 | 18a Prince St MORNINGTON 3931 | \$2,160,000 | 08/08/2023 |
| 2 | | | |
| 3 | | | |

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 six months.~~

This Statement of Information was prepared on:

21/11/2023 10:27



4 2 2

Property Type: Townhouse
Land Size: 376 sqm approx
Agent Comments

Indicative Selling Price
\$2,150,000
Median Townhouse Price
21/11/2022 - 20/11/2023: \$1,200,000

Comparable Properties



18a Prince St MORNINGTON 3931 (REI)

Agent Comments

4 2 2

Price: \$2,160,000
Method: Private Sale
Date: 08/08/2023
Property Type: Townhouse (Single)

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 six months.