

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

29/110 Bungower Road 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

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2018

to

30 Sep 2019

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

1/42 Shandon Street Mornington VIC 3931	-	19-Sep-19
2/38 Amelia Avenue Mornington VIC 3931	\$720,000	04-Oct-19
3/41 Spray Street Mornington VIC 3931	\$595,000	20-Sep-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.~~

This Statement of Information was prepared on: 30 October 2019



**1/42 Shandon Street Mornington
VIC 3931**

 2  1  1

Sold Price

- Sold Date **19-Sep-19**

Distance **1.4km**



**2/38 Amelia Avenue Mornington
VIC 3931**

 3  2  2

Sold Price

^{RS} **\$720,000**

Sold Date **04-Oct-19**

Distance **1.32km**



**3/41 Spray Street Mornington VIC
3931**

 3  1  2

Sold Price

^{RS} **\$595,000** ^{UN}

Sold Date **20-Sep-19**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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