

## 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

6 Currawong Street 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

\$560,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Mornington

Period-from

01 Nov 2018

to

31 Oct 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

7 Warner Avenue Mornington VIC 3931	\$855,000	17-Jul-19
45 Bungower Road Mornington VIC 3931	\$577,500	25-May-19
10 Jacana Street Mornington VIC 3931	\$606,600	02-Nov-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: 20 November 2019


**7 Warner Avenue Mornington VIC 3931**
 3  2  1

Sold Price

**\$855,000**

Sold Date

**17-Jul-19**

Distance

**0.56km**

**45 Bungower Road Mornington VIC 3931**
 3  1  4

Sold Price

**\$577,500**

Sold Date

**25-May-19**

Distance

**0.64km**

**10 Jacana Street Mornington VIC 3931**
 4  2  2

Sold Price

<sup>RS</sup> **\$606,600**

Sold Date

**02-Nov-19**

Distance

**0.3km**

**4 Balamara Place Mornington VIC 3931**
 3  1  1

Sold Price

**\$550,000**

Sold Date

**09-Aug-19**

Distance

**0.57km**

**7 Narang Court Mornington VIC 3931**
 3  1  2

Sold Price

**\$516,500**

Sold Date

**08-Aug-19**

Distance

**0.29km**

RS = Recent sale

UN = Undisclosed Sale

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