

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 Ben Drive 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

*House

X

*Unit

Suburb

Mornington

Period-from

01 Mar 2018

to

28 Feb 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 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

14 Harmony Rise Mornington VIC 3931	\$1,001,000	10-Jan-19
16 Summerfield Drive Mornington VIC 3931	\$1,070,000	17-Dec-18
19 Antony Drive Mornington VIC 3931	\$1,061,000	16-Nov-18

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.~~

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14 Harmony Rise Mornington VIC 3931

5 3 2

Sold Price ^{RS} **\$1,001,000** Sold Date **10-Jan-19**

Distance **0.82km**



16 Summerfield Drive Mornington VIC 3931

4 3 2

Sold Price **\$1,070,000** Sold Date **17-Dec-18**

Distance **1.17km**



19 Antony Drive Mornington VIC 3931

5 2 2

Sold Price ^{RS} **\$1,061,000** Sold Date **16-Nov-18**

Distance **1.26km**

RS = Recent sale **UN** = Undisclosed Sale

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