

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

1/12 Snow Gum Walk 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

House

Suburb

Mornington

Period-from

01 Jan 2020

to

31 Dec 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

2 Mariner Court Mount Martha VIC 3934	\$720,500	08-Dec-20
8 Sentosa Place Mount Martha VIC 3934	\$720,000	02-Nov-20
21 Frances Drive Mount Martha VIC 3934	\$775,000	08-Jan-21

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: 13 January 2021



2 Mariner Court Mount Martha VIC 3934

Sold Price

^{RS} **\$720,500** Sold Date **08-Dec-20**

4 2 2

Distance **0.81km**



8 Sentosa Place Mount Martha VIC 3934

Sold Price

^{RS} **\$720,000** Sold Date **02-Nov-20**

4 2 2

Distance **0.9km**



21 Frances Drive Mount Martha VIC 3934

Sold Price

^{RS} **\$775,000** Sold Date **08-Jan-21**

4 2 2

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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