

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

23 Queen Street 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 \$1,200,000 & \$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price *House *Unit Suburb
Period-from to Source

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 |
|---|-------------|--------------|
| 8 Mills Beach Close Mornington VIC 3931 | \$1,575,000 | 21-Mar-19 |
| 62 Herbert Street Mornington VIC 3931 | \$1,200,000 | 15-Feb-19 |
| 43 Venice Street Mornington VIC 3931 | \$1,410,000 | 27-Mar-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 six months.~~

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8 Mills Beach Close Mornington VIC 3931 Sold Price **\$1,575,000^{UN}** Sold Date **21-Mar-19**
 Distance **0.75km**
 3 2 2



62 Herbert Street Mornington VIC 3931 Sold Price **\$1,200,000** Sold Date **15-Feb-19**
 Distance **1.18km**
 4 2 2



43 Venice Street Mornington VIC 3931 Sold Price **\$1,410,000^{UN}** Sold Date **27-Mar-19**
 Distance **1.23km**
 3 2 1

RS = Recent sale UN = Undisclosed Sale

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