

## 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

3/56 Alameda Avenue 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

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$691,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2020

to

31 Mar 2021

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

47A Bayview Road Mornington VIC 3931	\$910,000	12-Feb-21
1/45 Alameda Avenue Mornington VIC 3931	\$860,000	27-Nov-20
2/785 Nepean Highway Mornington VIC 3931	\$920,000	01-Apr-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: 17 April 2021



**47A Bayview Road Mornington VIC 3931** Sold Price **\$910,000** Sold Date **12-Feb-21**

 3  2  2

Distance **0.28km**

**Notes from your agent**

17.7sq of living. 1 bed, 1 bath down, 2 beds, 1 bath up. Living on both levels. Engineered timber flooring. Timber deck.



**1/45 Alameda Avenue Mornington VIC 3931** Sold Price **\$860,000** Sold Date **27-Nov-20**

 3  3  2

Distance **0.11km**

**Notes from your agent**

Brand new. Street frontage. 3 bathrooms both tiled to ceiling. No living space upstairs. Guest room down + 3 bedrooms upstairs. Not as strong a market as it is currently.



**2/785 Nepean Highway Mornington VIC 3931** Sold Price <sup>RS</sup> **\$920,000** Sold Date **01-Apr-21**

 3  2  2

Distance **0.72km**

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

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