

## 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

6/25 Hampden 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

\$570,000

&

\$627,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Mornington

Period-from

01 Sep 2020

to

31 Aug 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

1/12 Separation Street Mornington VIC 3931	\$645,000	16-Aug-21
2/50 Wilsons Road Mornington VIC 3931	\$645,000	25-Aug-21
9/49-53 Separation Street Mornington VIC 3931	\$682,000	03-Aug-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: 07 September 2021

	<p><b>1/12 Separation Street Mornington VIC 3931</b></p>	<p>Sold Price</p>	<p>RS <b>\$645,000</b></p>	<p>Sold Date</p>	<p><b>16-Aug-21</b></p>
	<p>2  1  1 </p>			<p>Distance</p>	<p><b>0.19km</b></p>
	<p><b>2/50 Wilsons Road Mornington VIC 3931</b></p>	<p>Sold Price</p>		<p>Sold Date</p>	<p><b>25-Aug-21</b></p>
	<p>2  1  1 </p>			<p>Distance</p>	<p><b>0.47km</b></p>
	<p><b>9/49-53 Separation Street Mornington VIC 3931</b></p>	<p>Sold Price</p>	<p><b>\$682,000</b></p>	<p>Sold Date</p>	<p><b>03-Aug-21</b></p>
	<p>2  1  1 </p>			<p>Distance</p>	<p><b>0.47km</b></p>

RS = Recent sale      UN = Undisclosed Sale

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