

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

1/11-13 Johns Road 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,000

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2018

to

30 Sep 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 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

2/5-7 Johns Road Mornington VIC 3931	\$620,000	14-May-19
1/5-7 Johns Road Mornington VIC 3931	\$500,000	24-Apr-19
3/3 Johns Road Mornington VIC 3931	\$510,000	27-Apr-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 6 months.~~

This Statement of Information was prepared on: 21 October 2019



2/5-7 Johns Road Mornington VIC 3931

Sold Price

\$620,000

Sold Date

14-May-19

2

1

1

Distance

0.07km

1/5-7 Johns Road Mornington VIC 3931

Sold Price

\$500,000

Sold Date

24-Apr-19

2

1

-

Distance

0.08km



3/3 Johns Road Mornington VIC 3931

Sold Price

\$510,000

Sold Date

27-Apr-19

2

1

2

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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