

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

8 Park Avenue, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,023,750 Property Type House Suburb Mornington

Period - From 17/11/2020 to 16/11/2021 Source REIV

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
1	68 Summerfield Dr MORNINGTON 3931	\$1,850,000	19/10/2021
2	8 Willjohn Dr MOUNT MARTHA 3934	\$1,840,000	27/09/2021
3	2 Willjohn Dr MOUNT MARTHA 3934	\$1,805,000	28/09/2021

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.~~

This Statement of Information was prepared on:

17/11/2021 12:23



4 -

Property Type: House (Res)
Land Size: 1151 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
17/11/2020 - 16/11/2021: \$1,023,750

Comparable Properties



68 Summerfield Dr MORNINGTON 3931 (REI) **Agent Comments**

5 2 2

Price: \$1,850,000
Method: Private Sale
Date: 19/10/2021
Property Type: House (Res)
Land Size: 1393 sqm approx



8 Willjohn Dr MOUNT MARTHA 3934 (REI) **Agent Comments**

5 2 3

Price: \$1,840,000
Method: Private Sale
Date: 27/09/2021
Property Type: House
Land Size: 1290 sqm approx



2 Willjohn Dr MOUNT MARTHA 3934 (REI) **Agent Comments**

4 2 6

Price: \$1,805,000
Method: Private Sale
Date: 28/09/2021
Property Type: House (Res)
Land Size: 1291 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897