

# 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

9 Portrush Grove, Mornington Vic 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$1,950,000

### Median sale price

Median price \$1,190,000 Property Type Townhouse Suburb Mornington

Period - From 08/04/2021 to 07/04/2022 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	18 Prince St MORNINGTON 3931	\$1,900,000	03/02/2022
2	20a Gleneagles Av MORNINGTON 3931	\$1,880,000	12/01/2022
3	7 Nelson St MORNINGTON 3931	\$1,840,000	25/02/2022

**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:

08/04/2022 14:50



**Property Type:** House (Res)

**Land Size:** 364 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,850,000 - \$1,950,000

**Median Townhouse Price**

08/04/2021 - 07/04/2022: \$1,190,000

## Comparable Properties



**18 Prince St MORNINGTON 3931 (REI)**

Agent Comments



**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 03/02/2022

**Property Type:** House

**Land Size:** 377 sqm approx



**20a Gleneagles Av MORNINGTON 3931 (REI/VG)**

Agent Comments



**Price:** \$1,880,000

**Method:** Private Sale

**Date:** 12/01/2022

**Rooms:** 3

**Property Type:** House

**Land Size:** 372 sqm approx



**7 Nelson St MORNINGTON 3931 (REI)**

Agent Comments



**Price:** \$1,840,000

**Method:** Private Sale

**Date:** 25/02/2022

**Property Type:** House

**Land Size:** 376 sqm approx

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