

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 10 Corella Court, Mornington Vic 3931

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$882,000 House Unit Suburb Mornington

Period - From 01/04/2018 to 30/06/2018 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	1060 Nepean Hwy MORNINGTON 3931	\$560,000	25/05/2018
2	21 Melinga Cr MORNINGTON 3931	\$540,000	30/06/2018
3	8 Teal Ct MORNINGTON 3931	\$520,000	06/06/2018

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.



3 1 2+

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 678 sqm approx
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median House Price
June quarter 2018: \$882,000

Comparable Properties



1060 Nepean Hwy MORNINGTON 3931 (VG)

Agent Comments

4 - -

Price: \$560,000
Method: Sale
Date: 25/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 635 sqm approx



21 Melinga Cr MORNINGTON 3931 (REI)

Agent Comments

3 1 1

Price: \$540,000
Method: Auction Sale
Date: 30/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 620 sqm approx



8 Teal Ct MORNINGTON 3931 (REI)

Agent Comments

3 1 2

Price: \$520,000
Method: Private Sale
Date: 06/06/2018
Rooms: -
Property Type: House