

## 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

14 Nepean Court 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

\$950,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2019

to

31 Oct 2020

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

3/9 Seaton Road Mornington VIC 3931	\$970,000	21-Jul-20
2/9 Seaton Road Mornington VIC 3931	\$930,000	19-Oct-20
643 Esplanade Mornington VIC 3931	\$1,300,000	28-Oct-20

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.~~

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**3/9 Seaton Road Mornington VIC 3931**

3 2 -

Sold Price

**\$970,000**

Sold Date

**21-Jul-20**

Distance

**0.45km**



**2/9 Seaton Road Mornington VIC 3931**

3 2 2

Sold Price

<sup>RS</sup> **\$930,000**

Sold Date

**19-Oct-20**

Distance

**0.46km**



**643 Esplanade Mornington VIC 3931**

3 2 2

Sold Price

<sup>RS</sup> **\$1,300,000**

Sold Date

**28-Oct-20**

Distance

**0.61km**

RS = Recent sale

UN = Undisclosed Sale

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