

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

9/42-46 Tanti Avenue 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2020

to

31 May 2021

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

2/32 Tanti Avenue Mornington VIC 3931	\$930,000	11-Jan-21
1/76 Herbert Street Mornington VIC 3931	\$740,000	06-Jun-21
21 Ti-Tree Grove Mornington VIC 3931	\$815,000	04-Feb-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.~~

This Statement of Information was prepared on: 30 June 2021



2/32 Tanti Avenue Mornington VIC 3931

Sold Price

\$930,000

Sold Date

11-Jan-21

 2  2  1

Distance

0.12km



1/76 Herbert Street Mornington VIC 3931

Sold Price

^{RS} **\$740,000**

Sold Date

06-Jun-21

 2  1  1

Distance

0.65km



21 Ti-Tree Grove Mornington VIC 3931

Sold Price

\$815,000

Sold Date

04-Feb-20

 2  1  1

Distance

2.25km

RS = Recent sale

UN = Undisclosed Sale

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