

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

40 Wensleydale Drive 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

\$1,485,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Mornington

Period-from

01 Nov 2020

to

31 Oct 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

42 Killingholme Drive Mornington VIC 3931	\$1,415,000	25-Sep-21
10 Billabong Close Mornington VIC 3931	\$1,586,000	07-Oct-21
32 Seaview Avenue Mornington VIC 3931	\$1,425,000	27-Oct-21

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: 17 November 2021

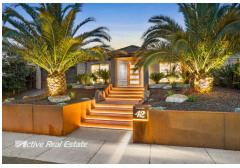


Janet McNeill

P 59771737

M 0419503327

E janet@mcneillrealestate.com.au



42 Killingholme Drive Mornington VIC 3931

Sold Price

\$1,415,000

Sold Date

25-Sep-21

4 2 2

Distance

0.37km



10 Billabong Close Mornington VIC 3931

Sold Price

^{RS} **\$1,586,000** ^{UN}

Sold Date

07-Oct-21

4 2 2

Distance

0.72km



32 Seaview Avenue Mornington VIC 3931

Sold Price

^{RS} **\$1,425,000**

Sold Date

27-Oct-21

6 3 2

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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