



# Warlimont & Nutt

PENINSULA REAL ESTATE  
SINCE 1952

## Statement of Information Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

### Property offered for sale

Address **4 / 35 Van Ness Avenue, Mornington VIC 3931**

### Indicative selling price

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

Price range **\$535,000**

### Median sale price

Median price **\$590,000** Suburb **Mornington, VIC**  
Property Type **Unit** Source **CoreLogic Professional**  
Time period from **February 2019 to March 2019**

### Comparable property sales

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
3/100 Maxwell Street, Mornington	\$520,000	28/02/2019
3/83 Price Street, Mornington	\$605,000	19/03/2019
2/47 Alameda Avenue, Mornington	\$650,000	25/02/2019