



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 **15 Morning Mist Court, Mornington Vic 3931**

Indicative selling price

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

Price **\$1,100,000 - \$1,200,000**

Median sale price

Median price **\$828,000** Suburb **Mornington Vic 3931**
Property Type **House** Source **CoreLogic Professional**
Time period from **March 2018 to February 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
1. 11 Moonrise Place, Mornington Vic 3931 (Double Garage)	\$1,082,000	05 / 09 / 2018
2. 26 Summerfield Drive, Mornington Vic 3931 (3 Bedrooms)	\$1,055,000	09 / 12 / 2018
3. 5 Samuel Way, Mornington Vic 3931 (Double Garage)	\$1,210,000	07 / 09 / 2018