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# 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  
Including suburb and postcode

66 Waltham 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 \$700,000 & \$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$805,000 \*House  \*Unit  Suburb Mornington

Period-from 01 Mar 2018 to 28 Feb 2019 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 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
15 Killingholme Drive Mornington VIC 3931	\$790,000	12-Nov-18
52 Waltham Drive Mornington VIC 3931	\$715,000	24-Jan-18
23 Weerona Way Mornington VIC 3931	\$645,000	24-Dec-18

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 six months.~~

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**15 Killingholme Drive Mornington VIC 3931**

3 2 4

Sold Price

**\$790,000**

Sold Date

**12-Nov-18**

Distance

**0.09km**



**52 Waltham Drive Mornington VIC 3931**

4 2 2

Sold Price

**\$715,000**

Sold Date

**24-Jan-18**

Distance

**0.09km**



**23 Weerona Way Mornington VIC 3931**

3 2 1

Sold Price

**\$645,000**

Sold Date

**24-Dec-18**

Distance

**0.5km**



**132 Maxwell Street Mornington VIC 3931**

3 1 1

Sold Price

**\$652,000**

Sold Date

**31-Jan-19**

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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