

# 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

24 Allchin 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)

Range between \$870,000 & \$950,000

### Median sale price

Median price \$1,065,000 Property Type House Suburb Mornington

Period - From 01/10/2020 to 31/12/2020 Source REIV

### 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.

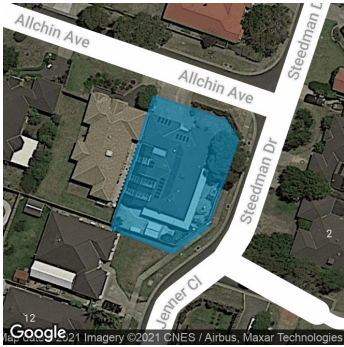
|   | Address of comparable property    | Price     | Date of sale |
|---|-----------------------------------|-----------|--------------|
| 1 | 19 Esperance Ct MOUNT MARTHA 3934 | \$915,000 | 18/01/2021   |
| 2 | 19 Steedman Dr MORNINGTON 3931    | \$905,000 | 24/01/2021   |
| 3 | 39 Longwood Dr MORNINGTON 3931    | \$867,000 | 29/12/2020   |

**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.~~

This Statement of Information was prepared on:

11/02/2021 11:07



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 631 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$870,000 - \$950,000  
**Median House Price**  
December quarter 2020: \$1,065,000

## Comparable Properties



**19 Esperance Ct MOUNT MARTHA 3934 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$915,000  
**Method:** Private Sale  
**Date:** 18/01/2021  
**Property Type:** House  
**Land Size:** 540 sqm approx



**19 Steedman Dr MORNINGTON 3931 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 24/01/2021  
**Property Type:** House  
**Land Size:** 730 sqm approx



**39 Longwood Dr MORNINGTON 3931 (REI)**   [Agent Comments](#)

4   2   2

**Price:** \$867,000  
**Method:** Private Sale  
**Date:** 29/12/2020  
**Property Type:** House (Res)