

## 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

6/16-20 JOHNS ROAD MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mornington

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/16-20 JOHNS ROAD MORNINGTON VIC 3931	\$668,000	01-Mar-24
2/3 WILLS STREET MORNINGTON VIC 3931	\$680,000	07-Dec-23
21/99 BENTONS ROAD MORNINGTON VIC 3931	\$599,000	18-Dec-23

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.~~

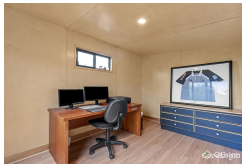
This Statement of Information was prepared on: 05 March 2024

**1/16-20 JOHNS ROAD  
MORNINGTON VIC 3931**

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Sold Price <sup>RS</sup> **\$668,000** Sold Date **01-Mar-24**Distance **0.04km****2/3 WILLS STREET MORNINGTON  
VIC 3931**

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Sold Price **\$680,000** Sold Date **07-Dec-23**Distance **0.72km****21/99 BENTONS ROAD  
MORNINGTON VIC 3931**

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Sold Price <sup>RS</sup> **\$599,000** Sold Date **18-Dec-23**Distance **1.65km****RS** = Recent sale      **UN** = Undisclosed Sale

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