

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

1/12 KING STREET 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/40 QUEEN STREET MORNINGTON VIC 3931	\$1,330,000	29-Oct-23
10 MARINE AVENUE MORNINGTON VIC 3931	\$1,830,000	07-Jul-23
41 BARKLY STREET MORNINGTON VIC 3931	-	06-Jun-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: 18 November 2023

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**1/40 QUEEN STREET
MORNINGTON VIC 3931**

3 2 2

Sold Price ^{RS} **\$1,330,000** Sold Date **29-Oct-23**

Distance **0.05km**



**10 MARINE AVENUE MORNINGTON
VIC 3931**

4 2 2

Sold Price **\$1,830,000** Sold Date **07-Jul-23**

Distance **0.43km**



**41 BARKLY STREET MORNINGTON
VIC 3931**

3 2 2

- Sold Date **06-Jun-23**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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