

## 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

1/16 LUCERNE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,060,000

&

\$1,140,000

### 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

4/16 LUCERNE AVENUE MORNINGTON VIC 3931	\$1,150,000	05-Aug-23
5/16 LUCERNE AVENUE MORNINGTON VIC 3931	\$1,020,000	30-Jul-23
2/98 TANTI AVENUE MORNINGTON VIC 3931	\$1,100,000	26-Oct-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: 06 November 2023

**4/16 LUCERNE AVENUE  
MORNINGTON VIC 3931**

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Sold Price **\$1,150,000** Sold Date **05-Aug-23**Distance **0.05km****5/16 LUCERNE AVENUE  
MORNINGTON VIC 3931**

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Sold Price **\$1,020,000** Sold Date **30-Jul-23**Distance **0.06km****2/98 TANTI AVENUE  
MORNINGTON VIC 3931**

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Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **26-Oct-23**Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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