

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

1/22 ALAMEDA AVENUE 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2023

to

31 Mar 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

4 MOOMBA STREET MORNINGTON VIC 3931	\$1,230,000	03-Mar-24
6/6-8 ALAMEDA AVENUE MORNINGTON VIC 3931	\$1,250,000	19-Feb-24
37 OAKLAND STREET MORNINGTON VIC 3931	\$1,300,000	14-Feb-24

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: 04 April 2024

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4 MOOMBA STREET MORNINGTON VIC 3931

 3  2  1

Sold Price

^{RS} **\$1,230,000**

Sold Date **03-Mar-24**

Distance **0.49km**



6/6-8 ALAMEDA AVENUE MORNINGTON VIC 3931

 3  2  2

Sold Price

^{RS} **\$1,250,000**

Sold Date **19-Feb-24**

Distance **-**



37 OAKLAND STREET MORNINGTON VIC 3931

 4  3  2

Sold Price

\$1,300,000

Sold Date **14-Feb-24**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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