

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 MARINE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

Commercial

Suburb

Mornington

Period-from

01 Jun 2023

to

31 May 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

2/23 MARINE AVENUE MORNINGTON VIC 3931	\$635,000	20-Dec-23
6/87 BARKLY STREET MORNINGTON VIC 3931	\$635,000	07-Mar-24
1/29 FULTON AVENUE MORNINGTON VIC 3931	\$635,000	20-Mar-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: 13 June 2024



**2/23 MARINE AVENUE
MORNINGTON VIC 3931**

2 1 1

Sold Price ^{RS} **\$635,000** Sold Date **20-Dec-23**

Distance **0.09km**



**6/87 BARKLY STREET
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$635,000** Sold Date **07-Mar-24**

Distance **0.91km**



**1/29 FULTON AVENUE
MORNINGTON VIC 3931**

2 1 2

Sold Price Sold Date **20-Mar-24**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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