

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

1/29 FULTON 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2023

to

31 Dec 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

1/15-21 NAPIER STREET MORNINGTON VIC 3931	\$716,800	04-Sep-23
2/3 WILLS STREET MORNINGTON VIC 3931	\$680,000	06-Dec-23
5/92 STRACHANS ROAD MORNINGTON VIC 3931	\$720,000	25-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: 03 January 2024



1/15-21 NAPIER STREET
MORNINGTON VIC 3931

 2  1  1

Sold Price **\$716,800** Sold Date **04-Sep-23**

Distance **0.7km**



2/3 WILLS STREET MORNINGTON
VIC 3931

 2  1  1

Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **06-Dec-23**

Distance **0.49km**



5/92 STRACHANS ROAD
MORNINGTON VIC 3931

 2  1  1

Sold Price **\$720,000** Sold Date **25-Oct-23**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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