

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

1/40 Queen Street, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,375,000 & \$1,475,000

Median sale price

Median price \$1,147,500 Property Type House Suburb Mornington

Period - From 01/07/2022 to 30/06/2023 Source REIV

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 six 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 | 11/5 Tanti Av MORNINGTON 3931 | \$1,426,000 | 08/06/2023 |
| 2 | 2/7 Barkly St MORNINGTON 3931 | \$1,400,000 | 15/03/2023 |
| 3 | | | |

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 six months.

This Statement of Information was prepared on:

28/08/2023 11:35



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,375,000 - \$1,475,000

Median House Price

Year ending June 2023: \$1,147,500

Comparable Properties



11/5 Tanti Av MORNINGTON 3931 (REI)

Agent Comments

2 2 1

Price: \$1,426,000

Method: Private Sale

Date: 08/06/2023

Property Type: Apartment



2/7 Barkly St MORNINGTON 3931 (VG)

Agent Comments

3 - -

Price: \$1,400,000

Method: Sale

Date: 15/03/2023

Property Type: Development Site (Res)

Land Size: 590 sqm approx

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 six months.

Account - Marshall White | P: 03 9822 9999