

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

1/49 Van Ness Avenue, Mornington Vic 3931

Indicative selling price

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

Range between

\$600,000

 &

\$650,000

Median sale price

Median price

\$802,750

 Property Type

Unit

 Suburb

Mornington

Period - From

01/04/2023

 to

31/03/2024

 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	1/16 Johns Rd MORNINGTON 3931	\$668,000	19/02/2024
2	2/41 Green Island Av MOUNT MARTHA 3934	\$655,000	12/03/2024
3	5/4-6 Oakland St MORNINGTON 3931	\$615,000	21/03/2024

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:

26/04/2024 14:44



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
Year ending March 2024: \$802,750

Comparable Properties



1/16 Johns Rd MORNINGTON 3931 (VG)

Agent Comments



Price: \$668,000
Method: Sale
Date: 19/02/2024
Property Type: Strata Unit/Flat



2/41 Green Island Av MOUNT MARTHA 3934 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 12/03/2024
Property Type: Unit



5/4-6 Oakland St MORNINGTON 3931 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 21/03/2024
Property Type: Unit
Land Size: 143 sqm approx

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