Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Including suburb and postcode	Including suburb and	
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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	Pro	perty 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

Add	dress 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 comparableproperties 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)





Price: \$668,000 Method: Sale Date: 19/02/2024

Property Type: Strata Unit/Flat

Agent Comments



2/41 Green Island Av MOUNT MARTHA 3934

(REI)





Agent Comments

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









Agent Comments

Price: \$615,000 Method: Private Sale Date: 21/03/2024 Property Type: Unit

Land Size: 143 sqm approx

Account - Jellis Craig | P: 03 5974 8900





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