

## 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

1/52 WILSONS ROAD MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,295,000

&

\$1,395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 May 2023

to

30 Apr 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

1/12 KING STREET MORNINGTON VIC 3931	\$1,405,000	07-May-24
1/19-21 MARINE AVENUE MORNINGTON VIC 3931	\$1,200,000	14-Feb-24
4/6-8 ALAMEDA AVENUE MORNINGTON VIC 3931	\$1,250,000	19-Feb-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: 15 May 2024



**1/12 KING STREET MORNINGTON  
VIC 3931**

 4  2  1

Sold Price <sup>RS</sup> **\$1,405,000** Sold Date **07-May-24**

Distance **0.77km**



**1/19-21 MARINE AVENUE  
MORNINGTON VIC 3931**

 3  2  2

Sold Price **\$1,200,000** Sold Date **14-Feb-24**

Distance **0.29km**



**4/6-8 ALAMEDA AVENUE  
MORNINGTON VIC 3931**

 3  2  2

Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **19-Feb-24**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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