

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

1/6 MARINE 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

or range
between

\$890,000

&

\$970,000

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

2/5 CORAL ROAD MORNINGTON VIC 3931	\$900,000	22-Apr-24
1/5 MOOMBA STREET MORNINGTON VIC 3931	\$980,000	14-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: 06 May 2024



**2/5 CORAL ROAD MORNINGTON
VIC 3931**

 3  2  2

Sold Price

^{RS} **\$900,000**

Sold Date **22-Apr-24**

Distance **1.39km**



**1/5 MOOMBA STREET
MORNINGTON VIC 3931**

 3  2  2

Sold Price

^{RS} **\$980,000**

Sold Date **14-Feb-24**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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