Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/76 Beleura Hill Road, Mornington Vic 3931
Including suburb and	

	1/76 Beleura Hill Road, Mornington Vic 3931
Including suburb and	-
postcode	

Indicative selling price

Property offered for sale

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

Range between \$1,75	50,000	&	\$1,850,000
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Median sale price

Median price	\$1,175,000	Pro	perty Type	House		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/76 Beleura Hill Rd MORNINGTON 3931	\$1,840,000	16/11/2023
2			
3			

OR

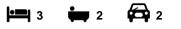
В* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/04/2024 10:30









Property Type: House Agent Comments

Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price Year ending March 2024: \$1,175,000

Comparable Properties



3/76 Beleura Hill Rd MORNINGTON 3931 (REI/VG)

KEI/VG)

-3

2

2

Price: \$1,840,000 **Method:** Private Sale **Date:** 16/11/2023

Property Type: House (Res)

Agent Comments

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



