

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 PARDALOTE COURT 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

\$640,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Mornington

Period-from

01 Jul 2023

to

30 Jun 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

| | | |
|--|-----------|-----------|
| 5 JACANA STREET MORNINGTON VIC 3931 | \$681,000 | 06-Apr-24 |
| 31 ROBERTSON DRIVE MORNINGTON VIC 3931 | \$690,000 | 03-Feb-24 |
| 6 ADINA PLACE MORNINGTON VIC 3931 | \$685,000 | 06-Mar-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: 08 July 2024



5 JACANA STREET MORNINGTON VIC 3931

 3  1  -

Sold Price

^{RS} **\$681,000**

Sold Date **06-Apr-24**

Distance **0.17km**



31 ROBERTSON DRIVE MORNINGTON VIC 3931

 3  1  -

Sold Price

\$690,000

Sold Date **03-Feb-24**

Distance **0.36km**



6 ADINA PLACE MORNINGTON VIC 3931

 3  1  2

Sold Price

\$685,000

Sold Date **06-Mar-24**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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