

## 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

10 MANOR HOUSE DRIVE 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,287,500

Property type

Land

Suburb

Mornington

Period-from

01 Mar 2023

to

29 Feb 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

71 WENSLEYDALE DRIVE MORNINGTON VIC 3931	\$995,000	15-Dec-23
57 MAXWELL STREET MORNINGTON VIC 3931	\$960,000	23-Oct-23
31 RUTH ROAD MORNINGTON VIC 3931	\$962,500	17-Jan-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: 19 March 2024


**71 WENSLEYDALE DRIVE  
MORNINGTON VIC 3931**
 3
  2
  2

Sold Price

RS

**\$995,000**

Sold Date

**15-Dec-23**

Distance

**0.91km**
**57 MAXWELL STREET  
MORNINGTON VIC 3931**
 3
  2
  2

Sold Price

**\$960,000**

Sold Date

**23-Oct-23**

Distance

**1.57km**
**31 RUTH ROAD MORNINGTON VIC  
3931**
 3
  2
  2

Sold Price

RS

**\$962,500**

Sold Date

**17-Jan-24**

Distance

**1.61km**

RS = Recent sale

UN = Undisclosed Sale

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