

## 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

107 BENTONS 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

\$750,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/89 BENTONS ROAD MORNINGTON VIC 3931	-	26-Aug-22
5/14 MAXWELL STREET MORNINGTON VIC 3931	\$785,000	13-Oct-22
7/237 DUNNS ROAD MORNINGTON VIC 3931	\$790,000	25-Jun-23

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: 01 November 2023



**3/89 BENTONS ROAD  
 MORNINGTON VIC 3931**

 3  2  2

Sold Price

- Sold Date **26-Aug-22**

Distance **0.15km**



**5/14 MAXWELL STREET  
 MORNINGTON VIC 3931**

 3  2  2

Sold Price

**\$785,000** Sold Date **13-Oct-22**

Distance **0.2km**



**7/237 DUNNS ROAD MORNINGTON  
 VIC 3931** Sold Price

**\$790,000** Sold Date **25-Jun-23**

 3  2  2

Distance **0.41km**

RS = Recent sale      UN = Undisclosed Sale

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