

## 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

11 BAGSHOT COURT 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

\$895,000

&

\$984,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

House

Suburb

Mornington

Period-from

01 Feb 2023

to

31 Jan 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

6 CREIGHTON WAY MORNINGTON VIC 3931	\$980,000	03-Feb-24
11 RANCHER PLACE MORNINGTON VIC 3931	\$942,500	05-Nov-23
15 WHITSUNDAY COURT MOUNT MARTHA VIC 3934	\$895,000	24-Oct-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: 28 February 2024



**6 CREIGHTON WAY MORNINGTON  
VIC 3931**

 4  2  2

Sold Price

<sup>RS</sup> **\$980,000**

Sold Date **03-Feb-24**

Distance **0.43km**



**11 RANCHER PLACE MORNINGTON  
VIC 3931**

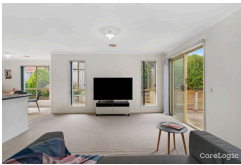
 3  2  -

Sold Price

**\$942,500**

Sold Date **05-Nov-23**

Distance **0.45km**



**15 WHITSUNDAY COURT MOUNT  
MARTHA VIC 3934**

 4  2  2

Sold Price

**\$895,000**

Sold Date **24-Oct-23**

Distance **0.71km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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