

## 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 BEDFORD PLACE 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

\$780,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

Land

Suburb

Mornington

Period-from

01 May 2023

to

30 Apr 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

4 PORTRUSH GROVE MORNINGTON VIC 3931	\$830,000	08-Mar-24
737 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$810,000	03-Apr-24
3 TANYALEE COURT MOUNT MARTHA VIC 3934	\$830,000	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: 29 May 2024



**4 PORTRUSH GROVE  
 MORNINGTON VIC 3931**

2 1 1

Sold Price <sup>RS</sup> **\$830,000** Sold Date **08-Mar-24**

Distance **0.34km**



**737 NEPEAN HIGHWAY  
 MORNINGTON VIC 3931**

3 2 2

Sold Price <sup>RS</sup> **\$810,000** Sold Date **03-Apr-24**

Distance **0.5km**



**3 TANYALEE COURT MOUNT  
 MARTHA VIC 3934**

3 2 1

Sold Price **\$830,000** Sold Date **06-Mar-24**

Distance **1.94km**

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

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