

## 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

113 MAXWELL STREET 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

\$950,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Aug 2022

to

31 Jul 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

20 DOROTHY CRESCENT MORNINGTON VIC 3931	\$1,000,000	13-Jun-23
1 MARRIOTT DRIVE MOUNT MARTHA VIC 3934	\$1,040,000	02-May-23
49 HYPERNO WAY MOUNT MARTHA VIC 3934	\$1,040,000	14-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 August 2023



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**20 DOROTHY CRESCENT  
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$1,000,000** Sold Date **13-Jun-23**

Distance **0.1km**



**1 MARRIOTT DRIVE MOUNT  
MARTHA VIC 3934**

4 2 2

Sold Price **\$1,040,000** Sold Date **02-May-23**

Distance **1.6km**



**49 HYPERNO WAY MOUNT  
MARTHA VIC 3934**

4 2 2

Sold Price <sup>RS</sup> **\$1,040,000** Sold Date **14-Jun-23**

Distance **1.91km**

RS = Recent sale      UN = Undisclosed Sale

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