

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

12/28 LUCERNE AVENUE MORNINGTON VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

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

1/15 BEATTY PARADE MORNINGTON VIC 3931	\$670,000	26-Apr-24
6/87 BARKLY STREET MORNINGTON VIC 3931	\$635,000	07-Mar-24
2/23 MARINE AVENUE MORNINGTON VIC 3931	\$635,000	20-Dec-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: 08 May 2024



**1/15 BEATTY PARADE
MORNINGTON VIC 3931**

 2  1  2

Sold Price ^{RS} **\$670,000** Sold Date **26-Apr-24**

Distance **0.46km**



**6/87 BARKLY STREET
MORNINGTON VIC 3931**

 2  1  1

Sold Price ^{RS} **\$635,000** Sold Date **07-Mar-24**

Distance **0.75km**



**2/23 MARINE AVENUE
MORNINGTON VIC 3931**

 2  1  1

Sold Price Sold Date **20-Dec-23**

Distance **1.39km**

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

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