

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

12/4-6 St Catherines Court, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$630,000

Median sale price

Median price \$802,750 Property Type Unit Suburb Mornington

Period - From 01/04/2023 to 31/03/2024 Source REIV

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 six 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	3/46 Oakland St MORNINGTON 3931	\$625,000	19/12/2023
2	2/52 Alameda Av MORNINGTON 3931	\$615,000	13/03/2024
3	5/4-6 Oakland St MORNINGTON 3931	\$615,000	21/03/2024

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 six months.~~

This Statement of Information was prepared on:

26/04/2024 14:46



2 1 1

Property Type: Unit
Land Size: 245 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
Year ending March 2024: \$802,750

Comparable Properties



3/46 Oakland St MORNINGTON 3931 (REI/VG) **Agent Comments**

2 1 1

Price: \$625,000
Method: Private Sale
Date: 19/12/2023
Property Type: Unit



2/52 Alameda Av MORNINGTON 3931 (REI/VG) **Agent Comments**

2 1 1

Price: \$615,000
Method: Private Sale
Date: 13/03/2024
Property Type: Unit
Land Size: 188 sqm approx



5/4-6 Oakland St MORNINGTON 3931 (REI) **Agent Comments**

2 1 2

Price: \$615,000
Method: Private Sale
Date: 21/03/2024
Property Type: Unit
Land Size: 143 sqm approx

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