

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

13 Brydon Close, Mornington Vic 3931

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Mornington

Period - From 01/01/2024 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	24 Serenity Way MORNINGTON 3931	\$1,430,000	26/01/2024
2	18 Kathleen Cr MORNINGTON 3931	\$1,350,000	24/03/2024
3	44 Serenity Way MORNINGTON 3931	\$1,310,000	12/01/2024

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:

08/05/2024 10:40



 3  2  3

Rooms: 4
Property Type: House
Land Size: 1100 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
March quarter 2024: \$1,190,000

Comparable Properties



24 Serenity Way MORNINGTON 3931 (REI/VG) [Agent Comments](#)

 4  2  2

Price: \$1,430,000
Method: Private Sale
Date: 26/01/2024
Property Type: House (Res)
Land Size: 1090 sqm approx



18 Kathleen Cr MORNINGTON 3931 (REI) [Agent Comments](#)

 4  2  2

Price: \$1,350,000
Method: Private Sale
Date: 24/03/2024
Property Type: House
Land Size: 1124 sqm approx



44 Serenity Way MORNINGTON 3931 (REI) [Agent Comments](#)

 4  2  2

Price: \$1,310,000
Method: Private Sale
Date: 12/01/2024
Property Type: House
Land Size: 1005 sqm approx

Account - Marshall White | P: 03 9822 9999