## 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,300,000		&		\$1,430,000			
Median sale p	rice							
Median price	\$1,190,000	Pro	operty Type	Hou	se		Suburb	Mornington
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress 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







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



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



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)

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Agent Comments



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



propertydata

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