

## 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 FLEMING 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

\$2,400,000

&

\$2,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

House

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

2 NEPTUNE STREET MORNINGTON VIC 3931	\$2,300,000	24-Apr-24
2C SHANNS AVENUE MOUNT MARTHA VIC 3934	\$2,340,000	17-Feb-24
20 BIRDROCK AVENUE MOUNT MARTHA VIC 3934	\$2,450,000	09-May-24

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: 20 May 2024

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## 2 NEPTUNE STREET MORNINGTON VIC 3931

5 3 2

Sold Price

<sup>RS</sup>

**\$2,300,000**

Sold Date

**24-Apr-24**

Distance

**0.28km**



## 2C SHANNS AVENUE MOUNT MARTHA VIC 3934

5 3 2

Sold Price

<sup>RS</sup>

**\$2,340,000**

Sold Date

**17-Feb-24**

Distance

**2.36km**



## 20 BIRDROCK AVENUE MOUNT MARTHA VIC 3934

4 3 2

Sold Price

<sup>RS</sup>

**\$2,450,000**

Sold Date

**09-May-24**

Distance

**2.29km**

RS = Recent sale

UN = Undisclosed Sale

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