

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

16/7 CRANSWICK COURT 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

\$630,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Dec 2022

to

30 Nov 2023

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

2/3 WILLS STREET MORNINGTON VIC 3931	\$680,000	06-Dec-23
16/90 BENTONS ROAD MOUNT MARTHA VIC 3934	\$705,000	20-Oct-23
4/7 CRANSWICK COURT MORNINGTON VIC 3931	\$640,000	05-Jul-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: 14 December 2023

ABODE

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**2/3 WILLS STREET MORNINGTON
VIC 3931**

Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **06-Dec-23**

2 1 1

Distance **1.83km**



**16/90 BENTONS ROAD MOUNT
MARTHA VIC 3934**

Sold Price ^{RS} **\$705,000** Sold Date **20-Oct-23**

2 1 1

Distance **1.21km**



**4/7 CRANSWICK COURT
MORNINGTON VIC 3931**

Sold Price **\$640,000** Sold Date **05-Jul-23**

2 1 2

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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