

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

2/115A TANTI AVENUE 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

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2022

to

30 Sep 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

5/4-6 CAMPBELL GROVE MORNINGTON VIC 3931	\$500,000	30-Jan-23
4/18 BEATTY PARADE MORNINGTON VIC 3931	\$505,000	21-Sep-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: 30 October 2023

**5/4-6 CAMPBELL GROVE
MORNINGTON VIC 3931**

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Sold Price **\$500,000** Sold Date **30-Jan-23**Distance **0.18km****4/18 BEATTY PARADE
MORNINGTON VIC 3931**

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Sold Price ^{RS} **\$505,000** Sold Date **21-Sep-23**Distance **0.21km****RS** = Recent sale **UN** = Undisclosed Sale

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