

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

2/73 HERBERT STREET 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,000

Property type

Unit

Suburb

Mornington

Period-from

01 Mar 2023

to

29 Feb 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

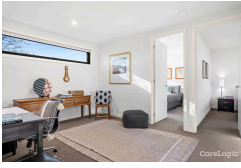
Date of sale

2/98 TANTI AVENUE MORNINGTON VIC 3931	\$1,100,000	26-Oct-23
40A STRACHANS ROAD MORNINGTON VIC 3931	\$1,025,000	16-Jan-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: 18 March 2024



**2/98 TANTI AVENUE
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$1,100,000** Sold Date **26-Oct-23**

Distance **0.22km**



**40A STRACHANS ROAD
MORNINGTON VIC 3931**

3 1 1

Sold Price **\$1,025,000** Sold Date **16-Jan-24**

Distance **1.95km**

RS = Recent sale UN = Undisclosed Sale

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