

## 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

26 WILLIAMS ROAD 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

\$2,200,000

&

\$2,400,000

### 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
7A FLEMING STREET MORNINGTON VIC 3931	\$2,275,000	12-Dec-23
1 BEACH GROVE MORNINGTON VIC 3931	\$2,240,000	05-Mar-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: 13 May 2024

Kate McNeill

M 0432444040

E hello@danckert.com.au



## 2 NEPTUNE STREET MORNINGTON VIC 3931

Sold Price

<sup>RS</sup>

**\$2,300,000**

Sold Date

**24-Apr-24**

 5  3  2

Distance

**0.34km**



## 7A FLEMING STREET MORNINGTON VIC 3931

Sold Price

**\$2,275,000**

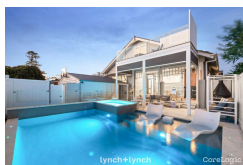
Sold Date

**12-Dec-23**

 4  2  3

Distance

**0.59km**



## 1 BEACH GROVE MORNINGTON VIC 3931

Sold Price

<sup>RS</sup>

**\$2,240,000**

Sold Date

**05-Mar-24**

 5  3  2

Distance

**0.31km**

RS = Recent sale

UN = Undisclosed Sale

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