

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

3/21 LUCERNE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

Unit

Suburb

Mornington

Period-from

01 Aug 2022

to

31 Jul 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

3/22 BEATTY PARADE MORNINGTON VIC 3931	\$750,000	29-Apr-23
3/92 HERBERT STREET MORNINGTON VIC 3931	\$710,000	27-Jun-23
6/21-27 LUCERNE AVENUE MORNINGTON VIC 3931	\$770,000	05-Aug-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: 16 August 2023



**3/22 BEATTY PARADE
 MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$750,000** Sold Date **29-Apr-23**

Distance **0.64km**



**3/92 HERBERT STREET
 MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$710,000** Sold Date **27-Jun-23**

Distance **0.19km**



**6/21-27 LUCERNE AVENUE
 MORNINGTON VIC 3931**

 2  1  1

Sold Price ^{RS} **\$770,000** Sold Date **05-Aug-23**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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