

## 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

3/24 VAN NESS AVENUE 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

\$850,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2023

to

31 May 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

45 VAN NESS AVENUE MORNINGTON VIC 3931	\$905,000	10-Apr-24
3/42 VAN NESS AVENUE MORNINGTON VIC 3931	\$801,000	19-Apr-24
25A VAN NESS AVENUE MORNINGTON VIC 3931	\$810,000	10-May-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: 11 June 2024



**45 VAN NESS AVENUE  
 MORNINGTON VIC 3931**

 4  2  2

Sold Price <sup>RS</sup> **\$905,000** Sold Date **10-Apr-24**

Distance **0.23km**



**3/42 VAN NESS AVENUE  
 MORNINGTON VIC 3931**

 3  2  2

Sold Price <sup>RS</sup> **\$801,000** Sold Date **19-Apr-24**

Distance **0.18km**



**25A VAN NESS AVENUE  
 MORNINGTON VIC 3931**

 3  2  2

Sold Price <sup>RS</sup> **\$810,000** Sold Date **10-May-24**

Distance **0.1km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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