

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

3/3 Olley Way, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$840,000

Median sale price

Median price \$785,000 Property Type Unit Suburb Mornington

Period - From 06/06/2023 to 05/06/2024 Source REIV

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 six 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
1	1/14 Maxwell St MORNINGTON 3931	\$820,000	24/03/2024
2	21/70 Harrap Rd MOUNT MARTHA 3934	\$820,000	02/05/2024
3	25A Van Ness Av MORNINGTON 3931	\$810,000	10/05/2024

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 six months.~~

This Statement of Information was prepared on:

06/06/2024 14:02



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$780,000 - \$840,000
Median Unit Price
06/06/2023 - 05/06/2024: \$785,000

Comparable Properties



1/14 Maxwell St MORNINGTON 3931 (REI/VG) Agent Comments

3 2 2

Price: \$820,000
Method: Private Sale
Date: 24/03/2024
Property Type: Unit
Land Size: 224 sqm approx



21/70 Harrap Rd MOUNT MARTHA 3934 (REI) Agent Comments

3 2 2

Price: \$820,000
Method: Private Sale
Date: 02/05/2024
Property Type: House (Res)



25A Van Ness Av MORNINGTON 3931 (REI) Agent Comments

3 2 2

Price: \$810,000
Method: Private Sale
Date: 10/05/2024
Property Type: Unit

Account - Marshall White | P: 03 9822 9999