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 betweer	\$780,000		&		\$840,000					
Median sale pi	rice									
Median price	\$785,000	Pro	operty Type	Unit			Suburb	Mornington		
Period - From	06/06/2023	to	05/06/2024		So	urce	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.

Ade	dress 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

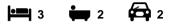
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

06/06/2024 14:02







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



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



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



25A Van Ness Av MORNINGTON 3931 (REI)



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

Account - Marshall White | P: 03 9822 9999



propertydata

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Agent Comments