

## 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

3/4 KING STREET 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

\$750,000

&

\$820,000

### 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

3/52 QUEEN STREET MORNINGTON VIC 3931	\$755,000	28-Jul-23
6/5-9 CANTERBURY STREET MORNINGTON VIC 3931	\$880,000	03-Aug-23
1/31-33 HAMPDEN STREET MORNINGTON VIC 3931	\$790,000	21-Mar-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: 10 August 2023

**3/52 QUEEN STREET  
MORNINGTON VIC 3931**

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Sold Price <sup>RS</sup> **\$755,000** Sold Date **28-Jul-23**Distance **0.14km****6/5-9 CANTERBURY STREET  
MORNINGTON VIC 3931**

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Sold Price <sup>RS</sup> **\$880,000** Sold Date **03-Aug-23**Distance **0.33km****1/31-33 HAMPDEN STREET  
MORNINGTON VIC 3931**

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Sold Price **\$790,000** Sold Date **21-Mar-23**Distance **0.83km****RS** = Recent sale      **UN** = Undisclosed Sale

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