

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

3/90 BELEURA HILL ROAD 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,000

Property type

Unit

Suburb

Mornington

Period-from

01 Mar 2023

to

29 Feb 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

1/19-21 MARINE AVENUE MORNINGTON VIC 3931	1200000	14-Feb-24
1/62 BELEURA HILL ROAD MORNINGTON VIC 3931	1200000	19-Oct-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: 15 March 2024



**1/19-21 MARINE AVENUE
MORNINGTON VIC 3931**

 3  2  2

Sold Price ^{RS} **1200000** ^{UN} Sold Date **14-Feb-24**

Distance **1.5km**



**1/62 BELEURA HILL ROAD
MORNINGTON VIC 3931**

 3  2  2

Sold Price **1200000** Sold Date **19-Oct-23**

Distance **0.29km**

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

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