

## 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

4/13 LUCERNE 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$777,500

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2023

to

31 Jan 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

4/16 LUCERNE AVENUE MORNINGTON VIC 3931	\$1,150,000	05-Aug-23
2/98 TANTI AVENUE MORNINGTON VIC 3931	\$1,100,000	26-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: 02 February 2024



**4/16 LUCERNE AVENUE  
MORNINGTON VIC 3931**

 3  2  2

Sold Price **\$1,150,000** Sold Date **05-Aug-23**

Distance **0.15km**



**2/98 TANTI AVENUE  
MORNINGTON VIC 3931**

 3  2  2

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **26-Oct-23**

Distance **0.51km**

RS = Recent sale      UN = Undisclosed Sale

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