

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

4/16 SEPARATION STREET 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2023

to

31 Mar 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

1/16 SEPARATION STREET MORNINGTON VIC 3931	\$500,000	08-Mar-24
6/16-20 JOHNS ROAD MORNINGTON VIC 3931	\$573,000	28-Mar-24
1/29 FULTON AVENUE MORNINGTON VIC 3931	\$635,000	20-Mar-24

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: 22 April 2024



1/16 SEPARATION STREET MORNINGTON VIC 3931

2 1 1

Sold Price ^{RS} **\$500,000** Sold Date **08-Mar-24**

Distance **0.03km**



6/16-20 JOHNS ROAD MORNINGTON VIC 3931

2 1 1

Sold Price ^{RS} **\$573,000** Sold Date **28-Mar-24**

Distance **1.09km**



1/29 FULTON AVENUE MORNINGTON VIC 3931

2 1 2

Sold Price ^{RS} **\$635,000** Sold Date **20-Mar-24**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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