

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

4/35 VAN NESS AVENUE 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Mornington

Period-from

01 May 2024

to

30 Apr 2025

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

2/40 ALAMEDA AVENUE MORNINGTON VIC 3931	\$690,000	04-Dec-24
5/7 CAROL STREET MORNINGTON VIC 3931	\$775,000	05-Apr-25
4/26 MAXWELL STREET MORNINGTON VIC 3931	\$750,000	21-Nov-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: 19 May 2025

**2/40 ALAMEDA AVENUE
MORNINGTON VIC 3931** 3  2  2Sold Price **\$690,000** Sold Date **04-Dec-24**Distance **0.1km****5/7 CAROL STREET MORNINGTON
VIC 3931** 3  2  2Sold Price **\$775,000** Sold Date **05-Apr-25**Distance **0.67km****4/26 MAXWELL STREET
MORNINGTON VIC 3931** 3  2  2Sold Price **\$750,000** Sold Date **21-Nov-24**Distance **0.68km****RS** = Recent sale**UN** = Undisclosed Sale

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