

## 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

4/804 NEPEAN HIGHWAY 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

\$780,000

&

\$840,000

### 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

1/14 MAXWELL STREET MORNINGTON VIC 3931	\$820,000	24-Mar-24
3/32 BENTONS ROAD MOUNT MARTHA VIC 3934	\$785,000	08-Mar-24
1 BELLE MARIE LANE MOUNT MARTHA VIC 3934	\$895,000	08-Apr-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.~~

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**1/14 MAXWELL STREET  
MORNINGTON VIC 3931**

3 2 2

Sold Price <sup>RS</sup> **\$820,000** Sold Date **24-Mar-24**

Distance **0.35km**



**3/32 BENTONS ROAD MOUNT  
MARTHA VIC 3934**

2 2 2

Sold Price <sup>RS</sup> **\$785,000** <sup>UN</sup> Sold Date **08-Mar-24**

Distance **0.43km**



**1 BELLE MARIE LANE MOUNT  
MARTHA VIC 3934**

3 2 2

Sold Price <sup>RS</sup> **\$895,000** Sold Date **08-Apr-24**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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