

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 THE COVE 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

\$1,690,000

&

\$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

House

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

7 GEORGE STREET MORNINGTON VIC 3931	\$1,765,000	02-Nov-23
19 GLENEAGLES AVENUE MORNINGTON VIC 3931	\$1,700,000	17-Jan-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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Mark Watkins
P 0398079522
M 0411396264
E mark.watkins@belleproperty.com



**7 GEORGE STREET MORNINGTON
VIC 3931**

4 2 2

Sold Price **\$1,765,000** Sold Date **02-Nov-23**

Distance **0.32km**



**19 GLENEAGLES AVENUE
MORNINGTON VIC 3931**

3 2 2

Sold Price ^{RS} **\$1,700,000** ^{UN} Sold Date **17-Jan-24**

Distance **0.63km**

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

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