

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 5/2 Wellington Street, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000 & \$750,000

Median sale price

Median price \$832,000 Property Type Unit Suburb Mornington

Period - From 09/02/2023 to 08/02/2024 Source REIV

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 six 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	24 Mary Ct MORNINGTON 3931	\$790,000	02/02/2024
2	4/93 Herbert St MORNINGTON 3931	\$730,000	17/01/2024
3	9/26 Pamela Pl MORNINGTON 3931	\$685,000	02/11/2023

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 six months.~~

This Statement of Information was prepared on: 09/02/2024 10:57



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

09/02/2023 - 08/02/2024: \$832,000

Comparable Properties



24 Mary Ct MORNINGTON 3931 (REI)

Agent Comments

2 1 1

Price: \$790,000

Method: Private Sale

Date: 02/02/2024

Property Type: House



4/93 Herbert St MORNINGTON 3931 (REI/VG)

Agent Comments

2 2 2

Price: \$730,000

Method: Private Sale

Date: 17/01/2024

Property Type: Unit



9/26 Pamela Pl MORNINGTON 3931 (REI/VG)

Agent Comments

2 1 1

Price: \$685,000

Method: Private Sale

Date: 02/11/2023

Property Type: Unit

Land Size: 348 sqm approx

Account - Marshall White | P: 03 9822 9999