

## 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

5/45 SPRAY STREET 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2023

to

31 May 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

3/57 HERBERT STREET MORNINGTON VIC 3931	\$605,000	06-Jun-24
6/87 BARKLY STREET MORNINGTON VIC 3931	\$635,000	07-Mar-24
8/28 LUCERNE AVENUE MORNINGTON VIC 3931	\$555,000	17-Jun-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: 29 June 2024

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### 3/57 HERBERT STREET MORNINGTON VIC 3931

2 1 1

Sold Price <sup>RS</sup> **\$605,000** Sold Date **06-Jun-24**

Distance **0.79km**

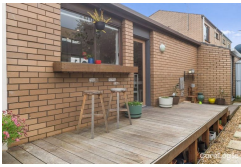


### 6/87 BARKLY STREET MORNINGTON VIC 3931

2 1 1

Sold Price **\$635,000** Sold Date **07-Mar-24**

Distance **0.87km**



### 8/28 LUCERNE AVENUE MORNINGTON VIC 3931

2 1 1

Sold Price <sup>RS</sup> **\$555,000** Sold Date **17-Jun-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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