

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

5/6 SPRAY STREET 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,000

Property type

Unit

Suburb

Mornington

Period-from

01 Mar 2023

to

29 Feb 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

1/25 BEATTY PARADE MORNINGTON VIC 3931	\$662,500	06-Oct-23
4/93 HERBERT STREET MORNINGTON VIC 3931	\$730,000	13-Jan-24
3/94-96 HERBERT STREET MORNINGTON VIC 3931	\$810,000	23-Feb-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 March 2024



**1/25 BEATTY PARADE
MORNINGTON VIC 3931**

 2  1  -

Sold Price ^{RS} **\$662,500** Sold Date **06-Oct-23**

Distance **0.3km**



**4/93 HERBERT STREET
MORNINGTON VIC 3931**

 2  2  -

Sold Price **\$730,000** Sold Date **13-Jan-24**

Distance **0.52km**



**3/94-96 HERBERT STREET
MORNINGTON VIC 3931**

 2  2  2

Sold Price ^{RS} **\$810,000** Sold Date **23-Feb-24**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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