

## 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 JACANA 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

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

House

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

2 JACANA STREET MORNINGTON VIC 3931	\$670,000	25-Sep-23
31 ROBERTSON DRIVE MORNINGTON VIC 3931	\$690,000	03-Feb-24
4 MOORINA COURT MORNINGTON VIC 3931	\$610,000	21-Oct-23

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: 01 March 2024



## 2 JACANA STREET MORNINGTON VIC 3931

3 1 1

Sold Price

**\$670,000**

Sold Date **25-Sep-23**

Distance **0.05km**



## 31 ROBERTSON DRIVE MORNINGTON VIC 3931

3 1 -

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date **03-Feb-24**

Distance **0.23km**



## 4 MOORINA COURT MORNINGTON VIC 3931

3 1 1

Sold Price

**\$610,000**

Sold Date **21-Oct-23**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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