

## 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 NUNNS ROAD 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

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,057,500

Property type

House

Suburb

Mornington

Period-from

01 Jan 2023

to

31 Dec 2023

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

20 YOUNG LANE MORNINGTON VIC 3931	1180000	28-Oct-23
47A PRINCE STREET MORNINGTON VIC 3931	800000	26-Oct-23
23A NAPIER STREET MORNINGTON VIC 3931	832000	02-Nov-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: 23 January 2024



**20 YOUNG LANE MORNINGTON  
VIC 3931**

2 1 1

Sold Price **1180000** Sold Date **28-Oct-23**

Distance **1.06km**



**47A PRINCE STREET  
MORNINGTON VIC 3931**

2 1 2

Sold Price **800000** Sold Date **26-Oct-23**

Distance **1.49km**



**23A NAPIER STREET  
MORNINGTON VIC 3931**

2 1 2

Sold Price **832000** Sold Date **02-Nov-23**

Distance **0.54km**

RS = Recent sale      UN = Undisclosed Sale

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