

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 52a Van Ness Avenue, Mornington Vic 3931

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,150,000 Property Type House Suburb Mornington

Period - From 01/01/2023 to 31/12/2023 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	38 Bayview Rd MORNINGTON 3931	\$1,170,000	08/11/2023
2	26 Dorothy Cr MORNINGTON 3931	\$1,150,000	20/03/2024
3			

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.

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Property Type: House (Res)

Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2023: \$1,150,000

Comparable Properties



38 Bayview Rd MORNINGTON 3931 (VG)

Agent Comments

3 - -

Price: \$1,170,000

Method: Sale

Date: 08/11/2023

Property Type: House (Res)

Land Size: 411 sqm approx



26 Dorothy Cr MORNINGTON 3931 (REI)

Agent Comments

3 2 2

Price: \$1,150,000

Method: Private Sale

Date: 20/03/2024

Property Type: House

Land Size: 635 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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