

## 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

6/11 NAPIER 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2023

to

31 Jan 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

1/15-21 NAPIER STREET MORNINGTON VIC 3931	\$716,800	04-Sep-23
2/19 NAPLES STREET MORNINGTON VIC 3931	\$832,000	06-Nov-23
5/92 STRACHANS ROAD MORNINGTON VIC 3931	\$720,000	25-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.~~

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**1/15-21 NAPIER STREET  
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$716,800** Sold Date **04-Sep-23**

Distance **0.01km**



**2/19 NAPLES STREET  
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$832,000** Sold Date **06-Nov-23**

Distance **0.5km**



**5/92 STRACHANS ROAD  
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$720,000** Sold Date **25-Oct-23**

Distance **0.55km**

RS = Recent sale      UN = Undisclosed Sale

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