

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

6/18 LUCERNE AVENUE 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Mornington

Period-from

01 Sep 2022

to

31 Aug 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

1/28 LUCERNE AVENUE MORNINGTON VIC 3931	\$602,000	11-Jun-23
2/15 BRENT STREET MORNINGTON VIC 3931	\$630,000	10-Jul-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: 14 September 2023



**1/28 LUCERNE AVENUE
MORNINGTON VIC 3931**

2 2 1

Sold Price **\$602,000** Sold Date **11-Jun-23**

Distance **0.12km**



**2/15 BRENT STREET MORNINGTON
VIC 3931**

2 1 1

Sold Price **\$630,000** Sold Date **10-Jul-23**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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