

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

6/20 RUTH ROAD 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 May 2023

to

30 Apr 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

1/930 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$650,000	23-Apr-24
3/24 RUTH ROAD MORNINGTON VIC 3931	\$715,000	22-Nov-23
5/4-6 OAKLAND STREET MORNINGTON VIC 3931	\$615,000	21-Mar-24

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 May 2024



**1/930 NEPEAN HIGHWAY
MORNINGTON VIC 3931**

2 2 1

Sold Price ^{RS} **\$650,000** Sold Date **23-Apr-24**

Distance **1.1km**



**3/24 RUTH ROAD MORNINGTON
VIC 3931**

2 2 1

Sold Price **\$715,000** Sold Date **22-Nov-23**

Distance **0.02km**



**5/4-6 OAKLAND STREET
MORNINGTON VIC 3931**

2 1 2

Sold Price **\$615,000** Sold Date **21-Mar-24**

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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