

## 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 BIRDWOOD AVENUE 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

\$2,200,000

&

\$2,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

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

6 AMELIA AVENUE MORNINGTON VIC 3931	\$2,100,000	09-Aug-23
98 BARKLY STREET MORNINGTON VIC 3931	\$2,260,000	20-Jun-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.

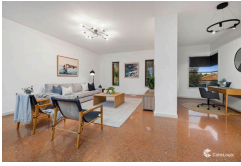
This Statement of Information was prepared on: 01 September 2023

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## 6 AMELIA AVENUE MORNINGTON VIC 3931

Sold Price

<sup>RS</sup>

**\$2,100,000**

Sold Date

**09-Aug-23**

 4  4  2

Distance

**0.59km**



## 98 BARKLY STREET MORNINGTON VIC 3931

Sold Price

**\$2,260,000**

Sold Date

**20-Jun-23**

 4  2  1

Distance

**0.38km**

RS = Recent sale

UN = Undisclosed Sale

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