

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 TERRIGAL STREET 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

\$820,000

&

\$895,000

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

63 ROBERTSON DRIVE MORNINGTON VIC 3931	\$877,000	07-Jul-23
42 SANDERLING CRESCENT MORNINGTON VIC 3931	\$860,000	28-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: 20 September 2023



**63 ROBERTSON DRIVE
 MORNINGTON VIC 3931**

 4  2  3

Sold Price **\$877,000** Sold Date **07-Jul-23**

Distance **0.29km**



**42 SANDERLING CRESCENT
 MORNINGTON VIC 3931**

 4  1  1

Sold Price ^{RS} **\$860,000** Sold Date **28-Jul-23**

Distance **1.02km**

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

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