

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 WOOD 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,070,000

Property type

House

Suburb

Mornington

Period-from

01 Mar 2023

to

29 Feb 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

5 WANDELLA ROAD MORNINGTON VIC 3931	\$830,000	10-Oct-23
3 GLENDENNING RISE MORNINGTON VIC 3931	\$810,000	26-Nov-23
23 BAYVIEW ROAD MORNINGTON VIC 3931	\$775,000	21-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.~~

This Statement of Information was prepared on: 28 March 2024



**5 WANDELLA ROAD
MORNINGTON VIC 3931**

3 1 1

Sold Price **\$830,000** Sold Date **10-Oct-23**

Distance **1.15km**



**3 GLENDENNING RISE
MORNINGTON VIC 3931**

3 1 1

Sold Price **\$810,000** Sold Date **26-Nov-23**

Distance **0.83km**



**23 BAYVIEW ROAD MORNINGTON
VIC 3931**

3 1 1

Sold Price **\$775,000** Sold Date **21-Oct-23**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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