

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

631 ESPLANADE 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

\$2,300,000

&

\$2,530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

House

Suburb

Mornington

Period-from

01 Feb 2023

to

31 Jan 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

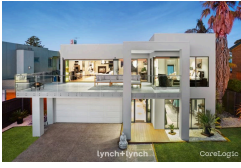
Date of sale

625 ESPLANADE MORNINGTON VIC 3931	\$2,660,000	05-Oct-23
679 ESPLANADE MORNINGTON VIC 3931	\$2,900,000	18-Oct-23
24A BIRDROCK AVENUE MOUNT MARTHA VIC 3934	\$2,650,000	17-Nov-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: 23 February 2024



**625 ESPLANADE MORNINGTON
VIC 3931**

5 4 2

Sold Price ^{RS} **\$2,660,000** ^{UN} Sold Date **05-Oct-23**

Distance **0.11km**



**679 ESPLANADE MORNINGTON
VIC 3931**

4 2 3

Sold Price ^{RS} **\$2,900,000** ^{UN} Sold Date **18-Oct-23**

Distance **1.06km**



**24A BIRDROCK AVENUE MOUNT
MARTHA VIC 3934**

3 3 2

Sold Price **\$2,650,000** Sold Date **17-Nov-23**

Distance **0.94km**



**2 FINCH STREET MOUNT MARTHA
VIC 3934**

5 2 2

Sold Price ^{RS} **\$2,550,000** ^{UN} Sold Date **10-Nov-23**

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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