

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

7 Ben Drive, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$1,175,000 Property Type House Suburb Mornington

Period - From 01/04/2023 to 31/03/2024 Source REIV

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 six 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	26 Serenity Way MORNINGTON 3931	\$1,750,000	10/02/2024
2	4 Chardonnay Dr MOUNT MARTHA 3934	\$1,670,000	14/02/2024
3	10 Ben Dr MORNINGTON 3931	\$1,600,000	29/12/2023

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 six months.~~

This Statement of Information was prepared on:

30/05/2024 16:09



4 2 3

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

Year ending March 2024: \$1,175,000

Comparable Properties



26 Serenity Way MORNINGTON 3931 (REI/VG) Agent Comments

4 2 2

Price: \$1,750,000

Method: Private Sale

Date: 10/02/2024

Property Type: House

Land Size: 1059 sqm approx



4 Chardonnay Dr MOUNT MARTHA 3934 (REI) Agent Comments

4 2 2

Price: \$1,670,000

Method: Private Sale

Date: 14/02/2024

Property Type: House

Land Size: 1301 sqm approx



10 Ben Dr MORNINGTON 3931 (REI/VG)

Agent Comments

5 2 4

Price: \$1,600,000

Method: Private Sale

Date: 29/12/2023

Property Type: House

Land Size: 1092 sqm approx

Account - Marshall White | P: 03 9822 9999