

## 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 TILLER WALK 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

\$780,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2022

to

30 Jun 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

3 TILLER WALK MORNINGTON VIC 3931	\$810,000	09-Apr-23
13 BOW STREET MORNINGTON VIC 3931	\$803,500	03-May-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: 26 July 2023



**3 TILLER WALK MORNINGTON VIC** Sold Price **\$810,000** Sold Date **09-Apr-23**  
**3931**

 2  2  1

Distance **0.01km**



**13 BOW STREET MORNINGTON VIC** Sold Price **\$803,500** Sold Date **03-May-23**  
**3931**

 3  2  2

Distance **0.03km**

RS = Recent sale      UN = Undisclosed Sale

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