

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

8/653-654 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

\$795,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 May 2023

to

30 Apr 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

5/2-4 WELLINGTON STREET MORNINGTON VIC 3931	\$790,000	16-Mar-24
3/54 WILSONS ROAD MORNINGTON VIC 3931	\$868,000	23-Feb-24

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: 15 May 2024



**5/2-4 WELLINGTON STREET
MORNINGTON VIC 3931**

2 1 1

Sold Price ^{RS} **\$790,000** ^{UN} Sold Date **16-Mar-24**

Distance **1.64km**



**3/54 WILSONS ROAD
MORNINGTON VIC 3931**

3 1 1

Sold Price ^{RS} **\$868,000** Sold Date **23-Feb-24**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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