

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 RAINBOW PLACE 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Mornington

Period-from

01 Sep 2022

to

31 Aug 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

7 DAVID LANE MORNINGTON VIC 3931	\$700,000	21-Jul-23
13 BOW STREET MORNINGTON VIC 3931	\$803,500	03-May-23
3/4 KING STREET MORNINGTON VIC 3931	\$755,000	02-Sep-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: 20 September 2023



7 DAVID LANE MORNINGTON VIC 3931

Sold Price

^{RS} **\$700,000**

Sold Date

21-Jul-23

3 2 2

Distance

0.07km



13 BOW STREET MORNINGTON VIC 3931

Sold Price

\$803,500

Sold Date

03-May-23

3 2 2

Distance

0.24km



3/4 KING STREET MORNINGTON VIC 3931

Sold Price

^{RS} **\$755,000**

Sold Date

02-Sep-23

2 1 1

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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