

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 SUMMERFIELD DRIVE 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Oct 2022

to

30 Sep 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

9 SAMUEL WAY MORNINGTON VIC 3931	\$1,565,000	06-Sep-23
13 CHATEAUX CLOSE MOUNT MARTHA VIC 3934	\$1,650,000	07-Jul-23
26 SECRETS WAY MOUNT MARTHA VIC 3934	\$1,330,000	18-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.~~

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9 SAMUEL WAY MORNINGTON VIC 3931 Sold Price ^{RS} **\$1,565,000** Sold Date **06-Sep-23**

 4  2  2

Distance **0.76km**



13 CHATEAUX CLOSE MOUNT MARTHA VIC 3934 Sold Price ^{RS} **\$1,650,000** Sold Date **07-Jul-23**

 4  2  4

Distance **0.5km**



26 SECRETS WAY MOUNT MARTHA VIC 3934 Sold Price ^{RS} **\$1,330,000** Sold Date **18-Sep-23**

 4  2  5

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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