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 NOWRA COURT 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,000	Property type	House	Suburb	Mornington
Period-from	01 Aug 2023	to	31 Jul 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
1 PARDALOTE COURT MORNINGTON VIC 3931	$755,500	03-Aug-24
2 KIANDRA STREET MORNINGTON VIC 3931	$702,995	13-Mar-24
4 SETTLERS WAY MOUNT MARTHA VIC 3934	$760,000	27-Mar-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: 08 August 2024

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1 PARDALOTE COURT MORNINGTON VIC 3931

4 1 -

Sold Price RS $755,500 Sold Date 03-Aug-24

Distance 1.85km



2 KIANDRA STREET MORNINGTON VIC 3931

3 2 2

Sold Price $702,995 Sold Date 13-Mar-24

Distance 0.5km



4 SETTLERS WAY MOUNT MARTHA VIC 3934

3 1 -

Sold Price $760,000 Sold Date 27-Mar-24

Distance 0.74km

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

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