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	4/5 SHELLEY STREET 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$747,500	Property type	Unit	Suburb	Mornington
Period-from	01 Dec 2023	to	30 Nov 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
3/3 OLLEY WAY MORNINGTON VIC 3931	$810,000	18-Jul-24
2/10 MACDONALD GROVE MORNINGTON VIC 3931	$800,000	04-Oct-24
4/135 HARRAP ROAD MOUNT MARTHA VIC 3934	$850,000	05-Sep-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: 17 December 2024

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3/3 OLLEY WAY MORNINGTON VIC 3931

3 2 2

Sold Price RS **$810,000** UN

Sold Date **18-Jul-24**

Distance **3.27km**



2/10 MACDONALD GROVE MORNINGTON VIC 3931

3 2 2

Sold Price **$800,000**

Sold Date **04-Oct-24**

Distance **0.85km**



4/135 HARRAP ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price **$850,000**

Sold Date **05-Sep-24**

Distance **3.79km**

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

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