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 ALAMEDA AVENUE 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	$640,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,110,000	Property type	House	Suburb	Mornington
Period-from	01 Oct 2023	to	30 Sep 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
3/863 NEPEAN HIGHWAY MORNINGTON VIC 3931	$650,000	09-Aug-24
8 CLOVER LANE MORNINGTON VIC 3931	$691,000	27-Jun-24
54A ALAMEDA AVENUE MORNINGTON VIC 3931	$680,000	08-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: 18 October 2024

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3/863 NEPEAN HIGHWAY MORNINGTON VIC 3931

2 2 1

Sold Price RS $650,000 Sold Date 09-Aug-24

Distance 0.73km



8 CLOVER LANE MORNINGTON VIC 3931

3 1 1

Sold Price $691,000 Sold Date 27-Jun-24

Distance 1.56km



54A ALAMEDA AVENUE MORNINGTON VIC 3931

3 2 2

Sold Price $680,000 Sold Date 08-Sep-24

Distance 0.49km

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

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