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 SERENITY WAY 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	$1,390,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,000	Property type	House	Suburb	Mornington
Period-from	01 Feb 2024	to	31 Jan 2025	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
24 BELDARRY COURT MOUNT MARTHA VIC 3934	$1,360,000	06-Feb-25
12 AQUARIUS COURT MORNINGTON VIC 3931	$1,480,000	29-Oct-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 February 2025

nick Girolami
M 0401844566
E nick.girolami@belleproperty.com



24 BELDARRY COURT MOUNT MARTHA VIC 3934

3 2 4

Sold Price RS **$1,360,000** Sold Date **06-Feb-25**

Distance **1.96km**



12 AQUARIUS COURT MORNINGTON VIC 3931

3 2 5

Sold Price **$1,480,000** Sold Date **29-Oct-24**

Distance **0.54km**

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

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