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	1/90 HERBERT 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	$890,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$780,000	Property type	Unit	Suburb	Mornington
Period-from	01 May 2022	to	30 Apr 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
4/22 WELLINGTON STREET MORNINGTON VIC 3931	$870,000	17-Mar-23
4/100 BELEURA HILL ROAD MORNINGTON VIC 3931	$932,000	10-May-23
4/32 RUTH ROAD MORNINGTON VIC 3931	$950,000	04-Apr-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.~~

This Statement of Information was prepared on: 22 May 2023

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4/22 WELLINGTON STREET MORNINGTON VIC 3931

3 2 2

Sold Price RS **$870,000** UN

Sold Date **17-Mar-23**

Distance **1km**



4/100 BELEURA HILL ROAD MORNINGTON VIC 3931

3 2 2

Sold Price RS **$932,000** UN

Sold Date **10-May-23**

Distance **0.25km**



4/32 RUTH ROAD MORNINGTON VIC 3931

3 2 2

Sold Price RS **$950,000** UN

Sold Date **04-Apr-23**

Distance **2.31km**

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

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