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	3/5 Lucerne 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	$1,450,000	&	$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,000	Property type	Unit	Suburb	Mornington
Period-from	01 Oct 2020	to	30 Sep 2021	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
4/5 Lucerne Avenue Mornington VIC 3931	$1,200,000	08-Jul-21
1/111 Beleura Hill Road Mornington VIC 3931	$1,430,000	15-May-21
2/27 Balcombe Street Mornington VIC 3931	$1,530,000	27-Jul-21

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.~~

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belle PROPERTY

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4/5 Lucerne Avenue Mornington VIC 3931

3 2 2

Sold Price **$1,200,000** Sold Date **08-Jul-21**

Distance **0.01km**



1/111 Beleura Hill Road Mornington VIC 3931

3 2 2

Sold Price **$1,430,000** Sold Date **15-May-21**

Distance **0.17km**



2/27 Balcombe Street Mornington VIC 3931

3 2 2

Sold Price **$1,530,000** Sold Date **27-Jul-21**

Distance **0.22km**

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

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