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	4/44 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$770,000	Property type	Unit	Suburb	Mornington
Period-from	01 May 2023	to	30 Apr 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
2/73 HERBERT STREET MORNINGTON VIC 3931	$1,015,000	15-Apr-24
1/5 MOOMBA STREET MORNINGTON VIC 3931	$980,000	14-Feb-24
2/5 CORAL ROAD MORNINGTON VIC 3931	$900,000	22-Apr-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: 15 May 2024

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2/73 HERBERT STREET MORNINGTON VIC 3931

3 2 2

Sold Price RS $1,015,000 Sold Date 15-Apr-24

Distance 1.81km



1/5 MOOMBA STREET MORNINGTON VIC 3931

3 2 2

Sold Price RS $980,000 Sold Date 14-Feb-24

Distance 0.6km



2/5 CORAL ROAD MORNINGTON VIC 3931

3 2 2

Sold Price RS $900,000 Sold Date 22-Apr-24

Distance 1.13km

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

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