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	73 ST MITCHELL CIRCUIT 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	$880,000	&	$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,085,000	Property type	House	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
27 NOAH CLOSE MORNINGTON VIC 3931	$930,000	06-Apr-24
8 EXFORD DRIVE MORNINGTON VIC 3931	$900,000	11-Dec-23
18 HILLPARK DRIVE MORNINGTON VIC 3931	$935,000	19-Mar-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.~~

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27 NOAH CLOSE MORNINGTON VIC 3931

3 2 4

Sold Price RS $930,000 Sold Date 06-Apr-24

Distance 0.25km



8 EXFORD DRIVE MORNINGTON VIC 3931

3 2 2

Sold Price $900,000 Sold Date 11-Dec-23

Distance 0.79km



18 HILLPARK DRIVE MORNINGTON VIC 3931

3 2 2

Sold Price RS $935,000 Sold Date 19-Mar-24

Distance 1.29km

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

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