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	2/10 SCOTT 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~~		or range between	$550,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$747,500	Property type	Unit	Suburb	Mornington
Period-from	01 Jan 2024	to	31 Dec 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
1/45 SPRAY STREET MORNINGTON VIC 3931	$565,000	31-Oct-24
5/45 SPRAY STREET MORNINGTON VIC 3931	$580,000	10-Sep-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 January 2025

OBrien Real Estate

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1/45 SPRAY STREET MORNINGTON VIC 3931

2 1 1

Sold Price **$565,000** Sold Date **31-Oct-24**

Distance **0.62km**



5/45 SPRAY STREET MORNINGTON VIC 3931

2 1 1

Sold Price **$580,000** Sold Date **10-Sep-24**

Distance **0.66km**

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

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