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	7 DAVID LANE 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	$665,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$780,000	Property type	Unit	Suburb	Mornington
Period-from	01 Jun 2022	to	31 May 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
13 BOW STREET MORNINGTON VIC 3931	$803,500	03-May-23
3 TILLER WALK MORNINGTON VIC 3931	$810,000	09-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.

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13 BOW STREET MORNINGTON VIC 3931 Sold Price RS **$803,500** Sold Date **03-May-23**

3 2 2 Distance **0.24km**



3 TILLER WALK MORNINGTON VIC 3931 Sold Price **$810,000** Sold Date **09-Apr-23**

2 2 1 Distance **0.27km**

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

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