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	9 WARUKA COURT 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	$720,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,000	Property type	House	Suburb	Mornington
Period-from	01 Apr 2024	to	31 Mar 2025	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
47 ROBERTSON DRIVE MORNINGTON VIC 3931	-	05-Apr-25
6 ELANORA COURT MORNINGTON VIC 3931	$675,000	05-Feb-25
8 ILLOWA STREET MORNINGTON VIC 3931	$685,000	04-Dec-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 April 2025

OBrien Real Estate

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47 ROBERTSON DRIVE MORNINGTON VIC 3931

3 1 -

Sold Price RS - Sold Date **05-Apr-25**

Distance **0.12km**



6 ELANORA COURT MORNINGTON VIC 3931

3 1 2

Sold Price **$675,000** Sold Date **05-Feb-25**

Distance **0.26km**



8 ILLOWA STREET MORNINGTON VIC 3931

2 1 2

Sold Price **$685,000** Sold Date **04-Dec-24**

Distance **0.35km**

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

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