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 MELINGA CRESCENT 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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,132,000	Property type	House	Suburb	Mornington
Period-from	01 Feb 2022	to	31 Jan 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
4 TENYA COURT MORNINGTON VIC 3931	$695,000	17-Nov-22
41 TARANNA STREET MORNINGTON VIC 3931	$700,000	26-Sep-22
40 TARANNA STREET MORNINGTON VIC 3931	$720,000	30-Sep-22

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: 27 February 2023

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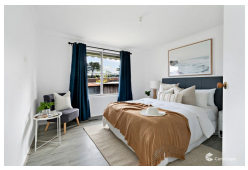


4 TENYA COURT MORNINGTON VIC 3931

3 1 3

Sold Price **$695,000** Sold Date **17-Nov-22**

Distance **0.52km**



41 TARANNA STREET MORNINGTON VIC 3931

3 1 2

Sold Price **$700,000** Sold Date **26-Sep-22**

Distance **0.82km**



40 TARANNA STREET MORNINGTON VIC 3931

3 1 -

Sold Price **$720,000** Sold Date **30-Sep-22**

Distance **0.89km**

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

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