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	4 TENYA 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~~		or range between	$640,000	&	$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,150,000	Property type	House	Suburb	Mornington
Period-from	01 Nov 2021	to	31 Oct 2022	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
5 TARANNA STREET MORNINGTON VIC 3931	$675,000	11-Jun-22
1062 NEPEAN HIGHWAY MORNINGTON VIC 3931	$680,000	29-Sep-22
24 ILLOWA STREET MORNINGTON VIC 3931	$640,000	05-Oct-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: 07 November 2022

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5 TARANNA STREET MORNINGTON VIC 3931

3 1 -

Sold Price **$675,000** Sold Date **11-Jun-22**

Distance **0.11km**



1062 NEPEAN HIGHWAY MORNINGTON VIC 3931

3 1 1

Sold Price RS **$680,000** Sold Date **29-Sep-22**

Distance **0.17km**



24 ILLOWA STREET MORNINGTON VIC 3931

3 1 2

Sold Price RS **$640,000** Sold Date **05-Oct-22**

Distance **0.25km**

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

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