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 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~~		or range between	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,116,000	Property type	House	Suburb	Mornington
Period-from	01 Jul 2021	to	30 Jun 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
37 BUNGOWER ROAD MORNINGTON VIC 3931	$600,000	29-Apr-22
3 TERRIGAL STREET MORNINGTON VIC 3931	$630,000	03-Mar-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.

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37 BUNGOWER ROAD MORNINGTON VIC 3931

4 1 2

Sold Price **$600,000** Sold Date **29-Apr-22**

Distance **0.5km**



3 TERRIGAL STREET MORNINGTON VIC 3931

3 1 2

Sold Price **$630,000** Sold Date **03-Mar-22**

Distance **0.37km**

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

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