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<br>Including suburb and postcode | 1062 NEPEAN HIGHWAY 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 | $660,000 | & | $720,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,125,000 | Property type | House | Suburb | Mornington |
| Period-from | 01 Sep 2021 | to | 31 Aug 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 |
| 37 ILLOWA STREET MORNINGTON VIC 3931 | $710,000 | 30-Apr-22 |
| 35 CARRAMAR STREET MORNINGTON VIC 3931 | $720,000 | 29-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.~~

This Statement of Information was prepared on: 05 September 2022

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**5 TARANNA STREET MORNINGTON VIC 3931**

3 1 -

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

Distance **0.13km**



**37 ILLOWA STREET MORNINGTON VIC 3931**

3 1 1

Sold Price **$710,000** Sold Date **30-Apr-22**

Distance **0.27km**



**35 CARRAMAR STREET MORNINGTON VIC 3931**

2 1 -

Sold Price **$720,000** Sold Date **29-Mar-22**

Distance **0.38km**

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

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