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 BOORMANII DRIVE 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	$1,295,000	&	$1,420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,200,000	Property type	Land	Suburb	Mornington
Period-from	01 Feb 2024	to	31 Jan 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
55 AMBERLEY DRIVE MOUNT MARTHA VIC 3934	$1,270,000	12-Dec-24
9 SCENIC COURT MOUNT MARTHA VIC 3934	$1,415,000	16-Sep-24
3 SURREY STREET MORNINGTON VIC 3931	$1,300,000	27-Nov-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: 04 February 2025

OBrien Real Estate

Daniel Gatt
M 0422 897 240
E daniel.g@obre.com.au



55 AMBERLEY DRIVE MOUNT MARTHA VIC 3934

4 2 4

Sold Price RS $1,270,000 Sold Date 12-Dec-24

Distance 1.13km



9 SCENIC COURT MOUNT MARTHA VIC 3934

5 2 2

Sold Price $1,415,000 Sold Date 16-Sep-24

Distance 1.54km



3 SURREY STREET MORNINGTON VIC 3931

3 2 2

Sold Price $1,300,000 Sold Date 27-Nov-24

Distance 1.85km

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

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