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	38 VENICE STREET 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,000	Property type	House	Suburb	Mornington
Period-from	01 Oct 2022	to	30 Sep 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
82 STRACHANS ROAD MORNINGTON VIC 3931	$1,125,000	14-Jun-23
6 OLIVE STREET MORNINGTON VIC 3931	$1,155,000	08-Jun-23
14 FULTON AVENUE MORNINGTON VIC 3931	$1,290,000	29-Aug-23

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: 01 October 2023

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82 STRACHANS ROAD MORNINGTON VIC 3931

3 2 2

Sold Price **$1,125,000** Sold Date **14-Jun-23**

Distance **0.51km**



6 OLIVE STREET MORNINGTON VIC 3931

4 3 -

Sold Price **$1,155,000** Sold Date **08-Jun-23**

Distance **0.56km**



14 FULTON AVENUE MORNINGTON VIC 3931

3 2 3

Sold Price RS **$1,290,000** Sold Date **29-Aug-23**

Distance **0.7km**

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

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