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	1 EMARALD CLOSE 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	$870,000	&	$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,312,500	Property type	Land	Suburb	Mornington
Period-from	01 Sep 2023	to	31 Aug 2024	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
21 WENSLEY CLOSE MORNINGTON VIC 3931	$870,000	08-Aug-24
3 MARINER COURT MOUNT MARTHA VIC 3934	$918,000	19-Jun-24
24 PARKHURST STREET MORNINGTON VIC 3931	$940,000	18-Mar-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: 03 September 2024

OBrien Real Estate

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21 WENSLEY CLOSE MORNINGTON VIC 3931

3 2 1

Sold Price RS $870,000 Sold Date 08-Aug-24

Distance 0.67km



3 MARINER COURT MOUNT MARTHA VIC 3934

3 2 2

Sold Price RS $918,000 Sold Date 19-Jun-24

Distance 0.81km



24 PARKHURST STREET MORNINGTON VIC 3931

3 2 2

Sold Price $940,000 Sold Date 18-Mar-24

Distance 1.11km

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

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