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	4/14 OAKLAND 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	$630,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$747,500	Property type	Unit	Suburb	Mornington
Period-from	01 Dec 2023	to	30 Nov 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
3/42 HAMPDEN STREET MORNINGTON VIC 3931	$690,000	24-Jul-24
5/99 BENTONS ROAD MORNINGTON VIC 3931	$670,000	03-Aug-24
7/4-6 ST CATHERINES COURT MORNINGTON VIC 3931	$670,000	15-Aug-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: 26 December 2024

OBrien Real Estate

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



3/42 HAMPDEN STREET MORNINGTON VIC 3931

2 1 1

Sold Price **$690,000** Sold Date **24-Jul-24**

Distance **1km**



5/99 BENTONS ROAD MORNINGTON VIC 3931

2 1 1

Sold Price **$670,000** Sold Date **03-Aug-24**

Distance **1.13km**



7/4-6 ST CATHERINES COURT MORNINGTON VIC 3931

2 1 1

Sold Price Sold Date **15-Aug-24**

Distance **1.42km**

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

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