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	10 CLOVER LANE 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	$780,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,100,000	Property type	House	Suburb	Mornington
Period-from	01 Mar 2024	to	28 Feb 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
4 TARA COURT MORNINGTON VIC 3931	$850,000	26-Mar-25
25 RICHARDSON DRIVE MORNINGTON VIC 3931	$780,000	30-Nov-24
44 MOOMBA STREET MORNINGTON VIC 3931	$760,000	25-Oct-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: 31 March 2025

OBrien Real Estate

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4 TARA COURT MORNINGTON VIC 3931

3 1 2

Sold Price RS **$850,000** UN

Sold Date **26-Mar-25**

Distance **1.2km**



25 RICHARDSON DRIVE MORNINGTON VIC 3931

3 1 2

Sold Price **$780,000**

Sold Date **30-Nov-24**

Distance **1.9km**



44 MOOMBA STREET MORNINGTON VIC 3931

3 1 2

Sold Price **$760,000**

Sold Date **25-Oct-24**

Distance **1.4km**

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

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