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<br>Including suburb and postcode | 55 PRINCE 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 | $1,800,000 | & | $1,980,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,110,000 | Property type | House | Suburb | Mornington |
| Period-from | 01 May 2022 | to | 30 Apr 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 |
|---|---|---|
| 36 GLENEAGLES AVENUE MORNINGTON VIC 3931 | $2,200,000 | 28-Oct-22 |
| 35 PRINCE STREET MORNINGTON VIC 3931 | $2,070,000 | 22-Nov-22 |
| 20A PRINCE STREET MORNINGTON VIC 3931 | $1,900,000 | 02-Dec-22 |

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: 09 May 2023

DANCKERT
REAL ESTATE

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**36 GLENEAGLES AVENUE MORNINGTON VIC 3931**

4 2 2

Sold Price **$2,200,000** Sold Date **28-Oct-22**

Distance **0.18km**




**35 PRINCE STREET MORNINGTON VIC 3931**

3 2 2

Sold Price RS **$2,070,000** Sold Date **22-Nov-22**

Distance **0.18km**



**20A PRINCE STREET MORNINGTON VIC 3931**

3 - -

Sold Price **$1,900,000** Sold Date **02-Dec-22**

Distance **0.25km**

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

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