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	1/29 FULTON AVENUE 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	$660,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$790,000	Property type	Unit	Suburb	Mornington
Period-from	01 Feb 2023	to	31 Jan 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
2/3 WILLS STREET MORNINGTON VIC 3931	$680,000	07-Dec-23
1/25 BEATTY PARADE MORNINGTON VIC 3931	$662,500	06-Oct-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: 22 February 2024

Chris Fyfe
M 0417535990
E chris.fyfe@belleproperty.com



2/3 WILLS STREET MORNINGTON VIC 3931

2 1 1

Sold Price **$680,000** Sold Date **07-Dec-23**

Distance **0.49km**



1/25 BEATTY PARADE MORNINGTON VIC 3931

2 1 1

Sold Price RS **$662,500** Sold Date **06-Oct-23**

Distance **1.78km**

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

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