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	2/3 HAIG 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	$1,090,000	&	$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$765,000	Property type	Unit	Suburb	Mornington
Period-from	01 Jun 2022	to	31 May 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
2/33 MACDONALD GROVE MORNINGTON VIC 3931	$1,235,000	01-May-23
8 ILUKA PLACE MORNINGTON VIC 3931	$1,225,000	24-May-23
2/3 KARELLA CRESCENT MORNINGTON VIC 3931	$1,100,000	02-May-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: 19 June 2023

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2/33 MACDONALD GROVE MORNINGTON VIC 3931

4 2 2

Sold Price RS **$1,235,000** Sold Date **01-May-23**

Distance **0.39km**



8 ILUKA PLACE MORNINGTON VIC 3931

3 2 2

Sold Price RS **$1,225,000** Sold Date **24-May-23**

Distance **0.67km**



2/3 KARELLA CRESCENT MORNINGTON VIC 3931

3 2 2

Sold Price RS **$1,100,000** Sold Date **02-May-23**

Distance **0.79km**

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

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