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 | 5 LINNET COURT 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 | $650,000 | & | $690,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,080,000 | Property type | House | Suburb | Mornington |
| Period-from | 01 May 2024 | to | 30 Apr 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 |
|---|---|---|
| 10 LINNET COURT MORNINGTON VIC 3931 | $660,000 | 15-Sep-24 |
| 5 JACANA STREET MORNINGTON VIC 3931 | $681,000 | 06-Apr-24 |
| 4 JACANA STREET MORNINGTON VIC 3931 | $660,000 | 29-Jan-25 |

**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.~~

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Kara James
P 0412939224
M 0412939224
E karaj@areaspecialist.com.au



**10 LINNET COURT MORNINGTON VIC 3931**

3 1 1

Sold Price **$660,000** Sold Date **15-Sep-24**

Distance **0.07km**



**5 JACANA STREET MORNINGTON VIC 3931**

3 1 -

Sold Price **$681,000** Sold Date **06-Apr-24**

Distance **0.15km**



**4 JACANA STREET MORNINGTON VIC 3931**

3 1 3

Sold Price **$660,000** Sold Date **29-Jan-25**

Distance **0.2km**

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

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