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	8 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	$650,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,085,000	Property type	House	Suburb	Mornington
Period-from	01 May 2023	to	30 Apr 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
6 WOOD STREET MORNINGTON VIC 3931	$715,000	04-May-24
31 ROBERTSON DRIVE MORNINGTON VIC 3931	$690,000	03-Feb-24
5 JACANA STREET MORNINGTON VIC 3931	$681,000	06-Apr-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.~~

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6 WOOD STREET MORNINGTON VIC 3931

3 1 1

Sold Price RS $715,000 Sold Date 04-May-24

Distance 1.67km



31 ROBERTSON DRIVE MORNINGTON VIC 3931

3 1 -

Sold Price $690,000 Sold Date 03-Feb-24

Distance 2.41km



5 JACANA STREET MORNINGTON VIC 3931

3 1 -

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

Distance 2.24km

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

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