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	5/99 BENTONS ROAD 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	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$755,000	Property type	Unit	Suburb	Mornington
Period-from	01 Jun 2023	to	31 May 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
16/25 HARRAP ROAD MOUNT MARTHA VIC 3934	$640,000	02-Feb-24
5/4-6 OAKLAND STREET MORNINGTON VIC 3931	$615,000	21-Mar-24
1/29 FULTON AVENUE MORNINGTON VIC 3931	$635,000	20-Mar-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.~~

This Statement of Information was prepared on: 18 June 2024

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16/25 HARRAP ROAD MOUNT MARTHA VIC 3934

2 1 1

Sold Price **$640,000** Sold Date **02-Feb-24**

Distance **0.77km**



5/4-6 OAKLAND STREET MORNINGTON VIC 3931

2 1 2

Sold Price **$615,000** Sold Date **21-Mar-24**

Distance **1.16km**



1/29 FULTON AVENUE MORNINGTON VIC 3931

2 1 2

Sold Price **$635,000** Sold Date **20-Mar-24**

Distance **1.17km**

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

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