

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

2/57 VAN NESS 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

or range
between

\$965,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2023

to

31 Oct 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

5/6-8 ALAMEDA AVENUE MORNINGTON VIC 3931	\$1,100,000	13-Sep-24
1/108 TANTI AVENUE MORNINGTON VIC 3931	\$1,010,000	05-Jul-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: 01 November 2024



**5/6-8 ALAMEDA AVENUE
MORNINGTON VIC 3931**

 3  2  2

Sold Price ^{RS} **\$1,100,000** Sold Date **13-Sep-24**

Distance **0.46km**



**1/108 TANTI AVENUE
MORNINGTON VIC 3931**

 3  2  2

Sold Price **\$1,010,000** Sold Date **05-Jul-24**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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