

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

1 SALTAIRE 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2022

to

30 Jun 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

3/13 BRENT STREET MORNINGTON VIC 3931	\$790,000	03-Mar-23
1/27 VAN NESS AVENUE MORNINGTON VIC 3931	\$855,000	21-Feb-23
1/22 KENT STREET MORNINGTON VIC 3931	\$885,000	20-Mar-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 July 2023



3/13 BRENT STREET MORNINGTON VIC 3931

Sold Price

\$790,000

Sold Date

03-Mar-23

3

2

2

Distance

0.39km



1/27 VAN NESS AVENUE MORNINGTON VIC 3931

Sold Price

\$855,000

Sold Date

21-Feb-23

3

2

2

Distance

0.17km



1/22 KENT STREET MORNINGTON VIC 3931

Sold Price

^{RS} **\$885,000**

Sold Date

20-Mar-23

2

2

2

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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