

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

4 PORTRUSH GROVE 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

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,057,500

Property type

House

Suburb

Mornington

Period-from

01 Feb 2023

to

31 Jan 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

4/52 QUEEN STREET MORNINGTON VIC 3931	\$820,000	31-Oct-23
23A NAPIER STREET MORNINGTON VIC 3931	\$832,000	02-Nov-23
47A PRINCE STREET MORNINGTON VIC 3931	\$800,000	26-Oct-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: 05 February 2024



**4/52 QUEEN STREET
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$820,000** Sold Date **31-Oct-23**

Distance **1.91km**



**23A NAPIER STREET
MORNINGTON VIC 3931**

 2  1  2

Sold Price **\$832,000** Sold Date **02-Nov-23**

Distance **0.95km**



**47A PRINCE STREET
MORNINGTON VIC 3931**

 2  1  2

Sold Price **\$800,000** Sold Date **26-Oct-23**

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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