

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

4/28 WATERLOO PLACE 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

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
24 MARY COURT MORNINGTON VIC 3931	\$790,000	02-Feb-24
3/3 JOHNS ROAD MORNINGTON VIC 3931	\$785,000	04-Sep-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: 08 February 2024

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

2 1 1

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

Distance **0.39km**



**24 MARY COURT MORNINGTON
VIC 3931**

2 1 1

Sold Price ^{RS} **\$790,000** Sold Date **02-Feb-24**

Distance **0.66km**



**3/3 JOHNS ROAD MORNINGTON
VIC 3931**

2 1 1

Sold Price **\$785,000** Sold Date **04-Sep-23**

Distance **1.48km**

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

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