

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

3/12 CAMPBELL 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2023

to

30 Jun 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

3/57 HERBERT STREET MORNINGTON VIC 3931	\$605,000	31-May-24
5/4-6 CAMPBELL GROVE MORNINGTON VIC 3931	\$533,500	04-Feb-24
1/4-6 CAMPBELL GROVE MORNINGTON VIC 3931	\$535,000	04-Feb-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: 29 July 2024


**3/57 HERBERT STREET
MORNINGTON VIC 3931**

2 1 1

 Sold Price **\$605,000** Sold Date **31-May-24**

 Distance **0.53km**

**5/4-6 CAMPBELL GROVE
MORNINGTON VIC 3931**

2 1 1

 Sold Price **\$533,500** Sold Date **04-Feb-24**

 Distance **0.06km**

**1/4-6 CAMPBELL GROVE
MORNINGTON VIC 3931**

2 1 1

 Sold Price ^{RS} **\$535,000** ^{UN} Sold Date **04-Feb-24**

 Distance **0.06km**

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

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