

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

3/776-779 ESPLANADE 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

\$1,175,000

&

\$1,275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$793,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2022

to

31 Dec 2022

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 WILSONS ROAD MORNINGTON VIC 3931	\$1,200,000	13-Jan-23
1B SWANSEA GROVE MORNINGTON VIC 3931	\$1,110,100	18-Aug-22
2/1 LUCERNE AVENUE MORNINGTON VIC 3931	\$1,150,000	26-Oct-22

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 January 2023



4/52 WILSONS ROAD MORNINGTON VIC 3931

3 2 2

Sold Price ^{RS} **\$1,200,000** Sold Date **13-Jan-23**

Distance **1.14km**



1B SWANSEA GROVE MORNINGTON VIC 3931

3 2 1

Sold Price **\$1,110,100** Sold Date **18-Aug-22**

Distance **1.9km**



2/1 LUCERNE AVENUE MORNINGTON VIC 3931

3 2 1

Sold Price **\$1,150,000** Sold Date **26-Oct-22**

Distance **1.47km**

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

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