

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

3/23 MARINE AVENUE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2024

to

31 Jan 2025

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

5/11 KING GEORGES AVENUE MORNINGTON VIC 3931	\$720,000	28-Nov-24
8/15-21 NAPIER STREET MORNINGTON VIC 3931	\$745,000	24-Jan-25
5/5 NAPIER STREET MORNINGTON VIC 3931	\$745,000	26-Sep-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: 19 February 2025

Kara James
M 0412939224
E karaj@areaspecialist.com.au



**5/11 KING GEORGES AVENUE
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$720,000** Sold Date **28-Nov-24**

Distance **0.57km**



**8/15-21 NAPIER STREET
MORNINGTON VIC 3931**

 2  1  1

Sold Price ^{RS} **\$745,000** Sold Date **24-Jan-25**

Distance **0.7km**



**5/5 NAPIER STREET MORNINGTON
VIC 3931**

 2  1  1

Sold Price **\$745,000** Sold Date **26-Sep-24**

Distance **0.8km**

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

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