

## 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

5 BATH STREET MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,800,000

&

\$1,980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,112,000

Property type

House

Suburb

Mornington

Period-from

01 Jun 2021

to

31 May 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

8 WHITBY STREET MORNINGTON VIC 3931

\$2,012,000

10-Mar-22

26 VALE STREET MORNINGTON VIC 3931

\$2,145,000

04-Apr-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: 23 June 2022


**8 WHITBY STREET MORNINGTON  
VIC 3931**
 3    2    -

Sold Price

**\$2,012,000**

Sold Date

**10-Mar-22**

Distance

**0.29km**

**26 VALE STREET MORNINGTON  
VIC 3931**
 4    2    2

Sold Price

<sup>RS</sup> **\$2,145,000**

Sold Date

**04-Apr-22**

Distance

**0.76km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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