

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

1/823 NEPEAN HIGHWAY 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$793,500

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2021

to

31 Oct 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

4/763 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$470,000	20-Jun-22
168/150 MORNINGTON-TYABB ROAD MORNINGTON VIC 3931	\$430,000	07-Jul-22
127/150 MORNINGTON-TYABB ROAD MORNINGTON VIC 3931	\$457,000	05-Sep-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 November 2022

**4/763 NEPEAN HIGHWAY
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$470,000** Sold Date **20-Jun-22**Distance **0.62km****168/150 MORNINGTON-TYABB
ROAD MORNINGTON VIC 3931**

2 1 1

Sold Price **\$430,000** Sold Date **07-Jul-22**Distance **1.83km****127/150 MORNINGTON-TYABB
ROAD MORNINGTON VIC 3931**

2 1 1

Sold Price **\$457,000** Sold Date **05-Sep-22**Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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