

## 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

37 OAKLAND STREET MORNINGTON VIC 3931

### Indicative selling price

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

Single Price

or range  
between

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

House

Suburb

Mornington

Period-from

01 Feb 2023

to

31 Jan 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 33 SEPARATION STREET MORNINGTON VIC 3931   | \$1,280,000 | 14-Jun-23 |
| 5/776-779 ESPLANADE MORNINGTON VIC 3931    | \$1,200,000 | 11-Nov-23 |
| 1/62 BELEURA HILL ROAD MORNINGTON VIC 3931 | \$1,200,000 | 19-Oct-23 |

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: 12 February 2024



**33 SEPARATION STREET  
MORNINGTON VIC 3931**

 3  2  2

Sold Price **\$1,280,000** Sold Date **14-Jun-23**

Distance **0.76km**



**5/776-779 ESPLANADE  
MORNINGTON VIC 3931**

 3  2  1

Sold Price **\$1,200,000** Sold Date **11-Nov-23**

Distance **2.13km**



**1/62 BELEURA HILL ROAD  
MORNINGTON VIC 3931**

 3  2  2

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **19-Oct-23**

Distance **2.07km**

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

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