

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

4/804 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

\$785,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2023

to

31 Mar 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

1/14 MAXWELL STREET MORNINGTON VIC 3931	\$820,000	24-Mar-24
3/42 VAN NESS AVENUE MORNINGTON VIC 3931	\$801,000	19-Apr-24
9 MANSON LANE MOUNT MARTHA VIC 3934	\$798,000	16-Apr-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.~~

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**1/14 MAXWELL STREET
MORNINGTON VIC 3931**

3 2 2

Sold Price ^{RS} **\$820,000** Sold Date **24-Mar-24**

Distance **0.35km**

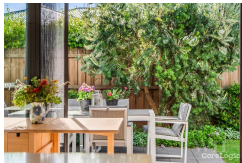


**3/42 VAN NESS AVENUE
MORNINGTON VIC 3931**

3 2 2

Sold Price ^{RS} **\$801,000** Sold Date **19-Apr-24**

Distance **0.55km**



**9 MANSON LANE MOUNT MARTHA
VIC 3934**

3 2 2

Sold Price ^{RS} **\$798,000** Sold Date **16-Apr-24**

Distance **0.56km**

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

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