

## 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

6/24 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

\$685,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2023

to

31 Oct 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

1/89 BARKLY STREET MORNINGTON VIC 3931	\$757,000	07-Oct-24
7/57 HERBERT STREET MORNINGTON VIC 3931	\$645,000	04-Nov-24
8/87 BARKLY STREET MORNINGTON VIC 3931	\$770,000	21-Jun-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: 29 November 2024

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**1/89 BARKLY STREET  
 MORNINGTON VIC 3931**

2 1 2

Sold Price **\$757,000** Sold Date **07-Oct-24**

Distance **0.48km**



**7/57 HERBERT STREET  
 MORNINGTON VIC 3931**

2 1 1

Sold Price <sup>RS</sup> **\$645,000** Sold Date **04-Nov-24**

Distance **0.5km**



**8/87 BARKLY STREET  
 MORNINGTON VIC 3931**

2 2 2

Sold Price **\$770,000** Sold Date **21-Jun-24**

Distance **0.51km**

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

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