

## 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

4/14 TANTI AVENUE 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$793,500

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2022

to

31 Jan 2023

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 9/786 ESPLANADE MORNINGTON VIC 3931 | \$1,200,000 | 31-Aug-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: 08 February 2023



McEWING PARTNERS

McEwing & Partners are leading independent real estate and business brokers in Australia. We have a proven track record of success in the sale of businesses, real estate, and other assets. Our expertise and experience ensure that our clients receive the best possible outcome for their sale. We are currently seeking qualified buyers for a variety of businesses and real estate opportunities. If you are interested in purchasing a business or real estate, please contact us for more information.

**9/786 ESPLANADE MORNINGTON  
VIC 3931**

**Sold Price \$1,200,000 Sold Date 31-Aug-22**

**Distance 0.48km**

**Please contact us to arrange a viewing of this property.**

**Viewing times: 10am - 12pm, 2pm - 4pm, 6pm - 8pm**

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 2
  2
  1

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RS = Recent sale                      UN = Undisclosed Sale

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