

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

7 NARANG COURT 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,155,500

Property type

House

Suburb

Mornington

Period-from

01 Jan 2022

to

31 Dec 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

8 FITZGERALD STREET MORNINGTON VIC 3931	\$739,000	13-Sep-22
20 MELINGA CRESCENT MORNINGTON VIC 3931	\$760,000	18-Nov-22
132 MAXWELL STREET MORNINGTON VIC 3931	\$805,000	24-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: 27 January 2023



8 FITZGERALD STREET MORNINGTON VIC 3931

3 1 1

Sold Price **\$739,000** Sold Date **13-Sep-22**

Distance **0.2km**

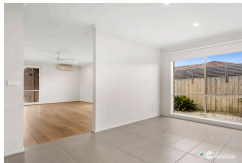


20 MELINGA CRESCENT MORNINGTON VIC 3931

2 1 2

Sold Price **\$760,000** Sold Date **18-Nov-22**

Distance **0.59km**



132 MAXWELL STREET MORNINGTON VIC 3931

3 1 1

Sold Price **\$805,000** Sold Date **24-Aug-22**

Distance **1.91km**

RS = Recent sale UN = Undisclosed Sale

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