

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

1/113 PRINCE STREET 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Mornington

Period-from

01 Sep 2023

to

31 Aug 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

5/4-10 NAPIER STREET MORNINGTON VIC 3931	\$680,000	11-Apr-24
12/83 PRINCE STREET MORNINGTON VIC 3931	\$717,500	17-Jul-24
2/34 WILSONS ROAD MORNINGTON VIC 3931	\$715,000	30-May-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: 13 September 2024



**5/4-10 NAPIER STREET
MORNINGTON VIC 3931**

2 1 2

Sold Price **\$680,000** Sold Date **11-Apr-24**

Distance **0.14km**



**12/83 PRINCE STREET
MORNINGTON VIC 3931**

2 1 1

Sold Price ^{RS} **\$717,500** Sold Date **17-Jul-24**

Distance **0.33km**



**2/34 WILSONS ROAD
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$715,000** Sold Date **30-May-24**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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