

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

8 LORIKEET 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Jun 2021

to

31 May 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

3 KESTREL COURT MORNINGTON VIC 3931	\$840,000	13-Nov-21
4 NARDOO COURT MORNINGTON VIC 3931	\$845,000	04-Nov-21
21 RICHARDSON DRIVE MORNINGTON VIC 3931	\$902,000	12-Feb-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: 05 June 2022



**3 KESTREL COURT MORNINGTON
VIC 3931**

 4  1  2

Sold Price

\$840,000

Sold Date

13-Nov-21

Distance

-



**4 NARDOO COURT MORNINGTON
VIC 3931**

 2  1  2

Sold Price

\$845,000

Sold Date

04-Nov-21

Distance

-



**21 RICHARDSON DRIVE
MORNINGTON VIC 3931**

 3  1  2

Sold Price

^{RS} **\$902,000**

Sold Date

12-Feb-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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