

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

3/94-96 HERBERT 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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,500

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2023

to

31 Jan 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

24 MARY COURT MORNINGTON VIC 3931	2BED 1BATH 323M2	\$790,000	02-Feb-24
4/93 HERBERT STREET MORNINGTON VIC 3931	2BED 2BATH 192M2	\$730,000	13-Jan-24
3/24 RUTH ROAD MORNINGTON VIC 3931	2BED 2BATH 205M2	\$715,000	22-Nov-23

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: 03 February 2024



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**24 MARY COURT MORNINGTON
VIC 3931**

2 1 1

Sold Price

^{RS} **\$790,000** Sold Date **02-Feb-24**

Distance **0.56km**



**4/93 HERBERT STREET
MORNINGTON VIC 3931**

2 2 -

Sold Price

\$730,000 Sold Date **13-Jan-24**

Distance **0.15km**



**3/24 RUTH ROAD MORNINGTON
VIC 3931**

2 2 1

Sold Price

\$715,000 Sold Date **22-Nov-23**

Distance **2.36km**

RS = Recent sale

UN = Undisclosed Sale

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