

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 TALINGA 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Dec 2023

to

30 Nov 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

9 ORLANDA COURT MORNINGTON VIC 3931	\$695,000	25-Jun-24
6 TALINGA COURT MORNINGTON VIC 3931	\$690,000	12-Jul-24
7 ILLOWA STREET MORNINGTON VIC 3931	\$650,000	10-Aug-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: 17 December 2024



9 ORLANDA COURT MORNINGTON VIC 3931 Sold Price **\$695,000** Sold Date **25-Jun-24**
 Distance **0.88km**

 3  1  -



6 TALINGA COURT MORNINGTON VIC 3931 Sold Price **\$690,000** Sold Date **12-Jul-24**
 Distance **0.02km**

 3  1  2



7 ILLOWA STREET MORNINGTON VIC 3931 Sold Price **\$650,000** Sold Date **10-Aug-24**
 Distance **0.66km**

 3  1  2

RS = Recent sale UN = Undisclosed Sale

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