

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

5/45 SPRAY 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

Unit

Suburb

Mornington

Period-from

01 Aug 2023

to

31 Jul 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

3/57 HERBERT STREET MORNINGTON VIC 3931	\$605,000	31-May-24
8/28 LUCERNE AVENUE MORNINGTON VIC 3931	\$555,000	17-Jun-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: 14 August 2024

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3/57 HERBERT STREET MORNINGTON VIC 3931

2 1 1

Sold Price **\$605,000** Sold Date **31-May-24**

Distance **0.79km**



8/28 LUCERNE AVENUE MORNINGTON VIC 3931

2 1 1

Sold Price ^{RS} **\$555,000** Sold Date **17-Jun-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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