

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

3/44 ALAMEDA AVENUE 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Mornington

Period-from

01 Mar 2022

to

28 Feb 2023

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

3/36 OAKLAND STREET MORNINGTON VIC 3931	\$670,000	13-Nov-22
5 BAYLISS RISE MOUNT MARTHA VIC 3934	\$670,000	29-Oct-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: 02 March 2023



3/36 OAKLAND STREET MORNINGTON VIC 3931

 2  2  1

Sold Price **\$670,000** Sold Date **13-Nov-22**

Distance **0.13km**



5 BAYLISS RISE MOUNT MARTHA VIC 3934

 2  2  1

Sold Price Sold Date **29-Oct-22**

Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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