

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

4 FISHERMANS WAY 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$796,750

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2022

to

31 Dec 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

1/77 NUNNS ROAD MORNINGTON VIC 3931	\$785,000	12-Nov-22
2/31-33 WILSONS ROAD MORNINGTON VIC 3931	\$982,000	14-Dec-22
1/3 PITT STREET MORNINGTON VIC 3931	\$850,000	02-Aug-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: 03 January 2023



1/77 NUNNS ROAD MORNINGTON VIC 3931

Sold Price

^{RS}

\$785,000

Sold Date

12-Nov-22

 2

 1

 1

Distance

0.31km



2/31-33 WILSONS ROAD MORNINGTON VIC 3931

Sold Price

^{RS}

\$982,000

Sold Date

14-Dec-22

 3

 2

 2

Distance

0.62km



1/3 PITT STREET MORNINGTON VIC 3931

Sold Price

\$850,000

Sold Date

02-Aug-22

 3

 2

 2

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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