

## 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

1/9 JOHNS ROAD MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2024

to

31 Dec 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

2/24 ADELAIDE STREET MORNINGTON VIC 3931	775000	24-Sep-24
5/11 KING GEORGES AVENUE MORNINGTON VIC 3931	720000	28-Nov-24
5/5 NAPIER STREET MORNINGTON VIC 3931	745000	26-Sep-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 January 2025

Vicki Sayers

P 03 97763369

M 0410416987

E vsayers@rtedgar.com.au



**2/24 ADELAIDE STREET  
MORNINGTON VIC 3931**

2 1 1

Sold Price **775000** Sold Date **24-Sep-24**

Distance **0.44km**



**5/11 KING GEORGES AVENUE  
MORNINGTON VIC 3931**

2 1 1

Sold Price **720000** Sold Date **28-Nov-24**

Distance **0.62km**



**5/5 NAPIER STREET MORNINGTON  
VIC 3931**

2 1 1

Sold Price **745000** Sold Date **26-Sep-24**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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