

## 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

30 SUNNINGDALE AVENUE 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

\$1,275,000

&

\$1,375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,123,500

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

6 DAVA DRIVE MORNINGTON VIC 3931	\$1,550,000	29-Aug-24
23 TI-TREE GROVE MORNINGTON VIC 3931	\$1,280,000	11-Jun-24
27 FULTON AVENUE MORNINGTON VIC 3931	\$1,200,000	09-Jul-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: 05 December 2024

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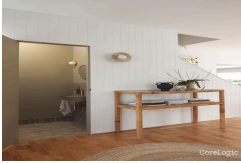
**6 DAVA DRIVE MORNINGTON VIC 3931**

Sold Price

RS

**\$1,550,000**Sold Date **29-Aug-24**

3 2 2

Distance **0.27km****23 TI-TREE GROVE MORNINGTON VIC 3931**

Sold Price

**\$1,280,000**Sold Date **11-Jun-24**

3 1 2

Distance **0.69km****27 FULTON AVENUE MORNINGTON VIC 3931**

Sold Price

**\$1,200,000**Sold Date **09-Jul-24**

4 2 3

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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