

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

1/10 ORCHID 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Feb 2024

to

31 Jan 2025

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

25 RICHARDSON DRIVE MORNINGTON VIC 3931	\$780,000	30-Nov-24
11 OAKLAND STREET MORNINGTON VIC 3931	\$700,000	23-Dec-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: 04 February 2025



**25 RICHARDSON DRIVE
MORNINGTON VIC 3931**

3 1 2

Sold Price **\$780,000** Sold Date **30-Nov-24**

Distance **0.35km**



**11 OAKLAND STREET
MORNINGTON VIC 3931**

3 1 2

Sold Price ^{RS} **\$700,000** Sold Date **23-Dec-24**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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