

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

6/50 WILSONS ROAD 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

\$559,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2022

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 7/50 WILSONS ROAD MORNINGTON VIC 3931 | \$585,000 | 03-Feb-23 |
| 1/50 WILSONS ROAD MORNINGTON VIC 3931 | \$565,000 | 03-Apr-23 |
| 3/22 MARINE AVENUE MORNINGTON VIC 3931 | \$550,000 | 09-Feb-23 |

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.~~

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**7/50 WILSONS ROAD
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$585,000** Sold Date **03-Feb-23**

Distance **0.01km**



**1/50 WILSONS ROAD
MORNINGTON VIC 3931**

2 1 1

Sold Price ^{RS} **\$565,000** Sold Date **03-Apr-23**

Distance **0.04km**



**3/22 MARINE AVENUE
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$550,000** Sold Date **09-Feb-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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