

AREA SPECIALIST

STATEMENT OF INFORMATION

32 WANDELLA ROAD, MORNINGTON, VIC 3931

PREPARED BY OCTAVIAN GHEORGHIU, AREA SPECIALIST, PHONE: 0412413750

AREA SPECIALIST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 WANDELLA ROAD, MORNINGTON,

3 1 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$775,000 to \$825,000

Provided by: Octavian Gheorghiu, Area Specialist

MEDIAN SALE PRICE



MORNINGTON, VIC, 3931

Suburb Median Sale Price (House)

\$1,060,000

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



5 WANDELLA RD, MORNINGTON, VIC

3 1 1

Sale Price

\$830,000

Sale Date: 10/10/2023

Distance from Property: 225m



8 VIVIAN WAY, MOUNT MARTHA, VIC

3 2 2

Sale Price

\$870,000

Sale Date: 25/08/2023

Distance from Property: 841m



317 DUNNS RD, MORNINGTON, VIC 3931

3 2 2

Sale Price

\$750,000

Sale Date: 12/08/2023

Distance from Property: 788m



This report has been compiled on 13/12/2023 by Area Specialist. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

32 WANDELLA ROAD, MORNINGTON, VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$775,000 to \$825,000

Median sale price

Median price \$1,060,000

Property type

House

Suburb

MORNINGTON

Period 01 October 2022 to 30 September 2023

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable

Price

Date of sale

5 WANDELLA RD, MORNINGTON, VIC 3931	\$830,000	10/10/2023
8 VIVIAN WAY, MOUNT MARTHA, VIC 3934	\$870,000	25/08/2023
317 DUNNS RD, MORNINGTON, VIC 3931	\$750,000	12/08/2023

This Statement of Information was prepared

13/12/2023