

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 BALCOMBE STREET 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

\$2,650,000

&

\$2,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 May 2021

to

30 Apr 2022

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

4 BALCOMBE STREET MORNINGTON VIC 3931	\$3,000,000	16-May-22
55 BELEURA HILL ROAD MORNINGTON VIC 3931	\$2,800,000	02-Jan-22
15 CHANNEL STREET MORNINGTON VIC 3931	\$2,600,000	08-Apr-22

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: 24 May 2022

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4 BALCOMBE STREET MORNINGTON VIC 3931

4 2 3

Sold Price ^{RS} **\$3,000,000** ^{UN} Sold Date **16-May-22**

Distance **0.02km**



55 BELEURA HILL ROAD MORNINGTON VIC 3931

4 4 2

Sold Price **\$2,800,000** Sold Date **02-Jan-22**

Distance **0.14km**



15 CHANNEL STREET MORNINGTON VIC 3931

4 2 2

Sold Price ^{RS} **\$2,600,000** Sold Date **08-Apr-22**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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