

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

3/13 SEAVIEW 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2021

to

30 Jun 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

1/13 SEAVIEW AVENUE MORNINGTON VIC 3931	\$642,000	17-Mar-22
5/4-6 ST CATHERINES COURT MORNINGTON VIC 3931	\$636,000	28-Apr-22
2/3 RUTH ROAD MORNINGTON VIC 3931	\$625,000	03-Feb-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: 16 July 2022



**1/13 SEAVIEW AVENUE
MORNINGTON VIC 3931**

2 1 3

Sold Price **\$642,000** Sold Date **17-Mar-22**

Distance -



**5/4-6 ST CATHERINES COURT
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$636,000** Sold Date **28-Apr-22**

Distance **1.29km**



2/3 RUTH ROAD MORNINGTON VIC 3931

2 1 1

Sold Price **\$625,000** Sold Date **03-Feb-22**

Distance **0.96km**

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

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