

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

1/16-20 JOHNS 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

or range
between

\$670,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2023

to

31 Dec 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

3/3 JOHNS ROAD MORNINGTON VIC 3931	\$785,000	04-Sep-23
5/92 STRACHANS ROAD MORNINGTON VIC 3931	\$720,000	25-Oct-23
1/15-21 NAPIER STREET MORNINGTON VIC 3931	\$716,800	04-Sep-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.~~

This Statement of Information was prepared on: 22 January 2024

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**3/3 JOHNS ROAD MORNINGTON
VIC 3931**

2 1 1

Sold Price **\$785,000** Sold Date **04-Sep-23**

Distance **0.1km**



**5/92 STRACHANS ROAD
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$720,000** Sold Date **25-Oct-23**

Distance **0.57km**



**1/15-21 NAPIER STREET
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$716,800** Sold Date **04-Sep-23**

Distance **0.26km**

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

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