

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

38 WALTHAM DRIVE 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Aug 2022

to

31 Jul 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

42 PARKSIDE CRESCENT MORNINGTON VIC 3931	\$882,000	02-Aug-23
17 HUTCHINS PARK CLOSE MORNINGTON VIC 3931	\$865,000	12-Jul-23
57 BOWMAN DRIVE MORNINGTON VIC 3931	\$855,000	08-Jul-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: 23 August 2023



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**42 PARKSIDE CRESCENT
MORNINGTON VIC 3931**

4 2 2

Sold Price

^{RS}

\$882,000

Sold Date

02-Aug-23

Distance

0.61km



**17 HUTCHINS PARK CLOSE
MORNINGTON VIC 3931**

3 2 2

Sold Price

\$865,000

Sold Date

12-Jul-23

Distance

1.15km



**57 BOWMAN DRIVE MORNINGTON
VIC 3931**

3 2 2

Sold Price

\$855,000

Sold Date

08-Jul-23

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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