

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

4 GREVILLEA COURT 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

\$745,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,162,500

Property type

House

Suburb

Mornington

Period-from

01 Jan 2022

to

31 Dec 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

3 PARDALOTE COURT MORNINGTON VIC 3931	\$810,000	12-Sep-22
30 TARANNA STREET MORNINGTON VIC 3931	\$830,000	03-Oct-22
20 MELINGA CRESCENT MORNINGTON VIC 3931	\$760,000	18-Nov-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: 13 January 2023



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**3 PARDALOTE COURT
MORNINGTON VIC 3931**

3 1 3

Sold Price

\$810,000

Sold Date

12-Sep-22

Distance

0.41km



**30 TARANNA STREET
MORNINGTON VIC 3931**

3 1 6

Sold Price

\$830,000

Sold Date

03-Oct-22

Distance

0.65km



**20 MELINGA CRESCENT
MORNINGTON VIC 3931**

2 1 2

Sold Price

\$760,000

Sold Date

18-Nov-22

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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