

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

3/6 BEACH GROVE 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

\$998,000

&

\$1,095,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2022

to

31 Jan 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

1/44 WILSONS ROAD MORNINGTON VIC 3931	\$1,031,000	02-Apr-22
75 HAMPDEN STREET MORNINGTON VIC 3931	\$1,050,000	10-Feb-23
2/32 NAPIER STREET MORNINGTON VIC 3931	\$1,050,000	21-Sep-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: 27 February 2023



**1/44 WILSONS ROAD
MORNINGTON VIC 3931**

 3  2  2

Sold Price **\$1,031,000** Sold Date **02-Apr-22**

Distance **0.3km**



**75 HAMPDEN STREET
MORNINGTON VIC 3931**

 3  2  2

Sold Price ^{RS} **\$1,050,000** Sold Date **10-Feb-23**

Distance **0.43km**



**2/32 NAPIER STREET
MORNINGTON VIC 3931**

 3  2  1

Sold Price **\$1,050,000** Sold Date **21-Sep-22**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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