

## 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

6 RIORDAN COURT MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,575,000

&

\$1,715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,116,000

Property type

House

Suburb

Mornington

Period-from

01 Aug 2021

to

31 Jul 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 40 DAVA DRIVE MORNINGTON VIC 3931       | \$1,850,000 | 10-May-22 |
| 6 BAY VISTA CLOSE MOUNT MARTHA VIC 3934 | \$1,880,000 | 01-Mar-22 |
| 62 WILSONS ROAD MORNINGTON VIC 3931     | \$1,600,000 | 27-May-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: 02 August 2022



**40 DAVA DRIVE MORNINGTON VIC 3931** Sold Price <sup>RS</sup> **\$1,850,000** <sup>UN</sup> Sold Date **10-May-22**

4 3 3

Distance **0.47km**



**6 BAY VISTA CLOSE MOUNT MARTHA VIC 3934** Sold Price **\$1,880,000** Sold Date **01-Mar-22**

4 2 2

Distance **0.89km**



**62 WILSONS ROAD MORNINGTON VIC 3931** Sold Price <sup>RS</sup> **\$1,600,000** <sup>UN</sup> Sold Date **27-May-22**

3 2 2

Distance **1.11km**

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

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