

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

3/22 MARINE AVENUE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$793,500

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2021

to

31 Oct 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

5/47 NUNNS ROAD MORNINGTON VIC 3931	\$640,000	04-Nov-22
2/2 BEACH GROVE MORNINGTON VIC 3931	\$650,000	23-Jul-22
2/13 ALEXANDER AVENUE MORNINGTON VIC 3931	\$650,000	27-Oct-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: 29 November 2022



**5/47 NUNNS ROAD MORNINGTON
VIC 3931**

Sold Price

^{RS} **\$640,000** Sold Date **04-Nov-22**

2 1 1

Distance **0.56km**



**2/2 BEACH GROVE MORNINGTON
VIC 3931**

Sold Price

\$650,000 Sold Date **23-Jul-22**

2 1 1

Distance **0.08km**



**2/13 ALEXANDER AVENUE
MORNINGTON VIC 3931**

Sold Price

^{RS} **\$650,000** Sold Date **27-Oct-22**

2 1 1

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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