

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

4/45 YORK STREET 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

\$750,000

&

\$820,000

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

2/54 WILSONS ROAD MORNINGTON VIC 3931	\$755,000	22-Dec-22
4 FISHERMANS WAY MORNINGTON VIC 3931	\$770,000	01-Feb-23
1/37 MACDONALD GROVE MORNINGTON VIC 3931	\$768,000	21-Jan-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: 27 February 2023



2/54 WILSONS ROAD MORNINGTON VIC 3931

2 1 1

Sold Price

^{RS}

\$755,000

Sold Date

22-Dec-22

Distance

0.17km



4 FISHERMANS WAY MORNINGTON VIC 3931

2 1 1

Sold Price

^{RS}

\$770,000

Sold Date

01-Feb-23

Distance

0.78km



1/37 MACDONALD GROVE MORNINGTON VIC 3931

3 1 1

Sold Price

^{RS}

\$768,000

Sold Date

21-Jan-23

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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