

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

2/946 NEPEAN HIGHWAY 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2021

to

30 Jun 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

2/9 BRENT STREET MORNINGTON VIC 3931	\$620,000	14-Dec-21
5/4 RADLEY STREET MORNINGTON VIC 3931	\$615,000	01-Aug-21
1/13 SEAVIEW AVENUE MORNINGTON VIC 3931	\$642,000	17-Mar-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 July 2022



**2/9 BRENT STREET MORNINGTON
VIC 3931**

Sold Price

\$620,000

Sold Date

14-Dec-21

2

1

1

Distance

0.27km



**5/4 RADLEY STREET
MORNINGTON VIC 3931**

Sold Price

\$615,000

Sold Date

01-Aug-21

2

1

1

Distance

0.26km



**1/13 SEAVIEW AVENUE
MORNINGTON VIC 3931**

Sold Price

\$642,000

Sold Date

17-Mar-22

2

1

3

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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