

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 45 Prince Street, Mornington, VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,126,000 Property Type House Suburb Mornington (3931)

Period - From 01/03/2022 to 28/02/2023 Source Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
22 TI-TREE GROVE, MORNINGTON VIC 3931	\$1,850,000	01/03/2023
9 PORTRUSH GROVE, MORNINGTON VIC 3931	\$1,770,000	20/02/2023
23 QUEEN STREET, MORNINGTON VIC 3931	\$1,850,000	29/01/2023

This Statement of Information was prepared on: 20/03/2023