

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 POLPERRO COURT 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

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

House

Suburb

Mornington

Period-from

01 Oct 2023

to

30 Sep 2024

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

28 LINDENDERRY CIRCUIT MORNINGTON VIC 3931	\$3,525,000	10-May-24
7 LINDENDERRY CIRCUIT MORNINGTON VIC 3931	\$3,600,000	29-May-24

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.

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Lisa Bendle
P 97872422
M 0402834913
E lisa@mcewingpartners.com



**28 LINDENDERRY CIRCUIT
MORNINGTON VIC 3931**

5 3 3

Sold Price ^{RS} **\$3,525,000** Sold Date **10-May-24**

Distance **0.14km**



**7 LINDENDERRY CIRCUIT
MORNINGTON VIC 3931**

5 3 3

Sold Price **\$3,600,000** Sold Date **29-May-24**

Distance **0.44km**

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

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