

## 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

24 PARKSIDE CRESCENT MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,155,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Jul 2022

to

30 Jun 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 31 TINTAGEL WAY MORNINGTON VIC 3931 | \$1,060,000 | 26-Jun-23 |
| 34 TINTAGEL WAY MORNINGTON VIC 3931 | \$1,200,000 | 23-May-23 |
| 16 MARINO COURT MORNINGTON VIC 3931 | \$1,010,000 | 17-Jun-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: 24 July 2023



**31 TINTAGEL WAY MORNINGTON  
VIC 3931**

Sold Price

<sup>RS</sup>

**\$1,060,000**

Sold Date

**26-Jun-23**

 3

 2

 2

Distance

**0.51km**



**34 TINTAGEL WAY MORNINGTON  
VIC 3931**

Sold Price

**\$1,200,000**

Sold Date

**23-May-23**

 3

 2

 2

Distance

**0.56km**



**16 MARINO COURT MORNINGTON  
VIC 3931**

Sold Price

<sup>RS</sup>

**\$1,010,000**

Sold Date

**17-Jun-23**

 3

 2

 2

Distance

**1.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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