

## 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

30 MORELL STREET MORNINGTON VIC 3931

### Indicative selling price

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

Single Price

or range  
between

\$3,250,000

&

\$3,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 May 2021

to

30 Apr 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 37 TANTI AVENUE MORNINGTON VIC 3931     | \$3,750,000 | 03-Mar-22 |
| 16 FLAME TREE GROVE MORNINGTON VIC 3931 | \$3,500,000 | 16-Feb-22 |
| 21 FRONTAGE WAY MORNINGTON VIC 3931     | \$3,000,000 | 04-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: 30 May 2022



## 37 TANTI AVENUE MORNINGTON VIC 3931

4 2 4

Sold Price <sup>RS</sup> **\$3,750,000** <sup>UN</sup> Sold Date **03-Mar-22**

Distance **0.61km**



## 16 FLAME TREE GROVE MORNINGTON VIC 3931

4 2 2

Sold Price **\$3,500,000** Sold Date **16-Feb-22**

Distance **0.56km**



## 21 FRONTAGE WAY MORNINGTON VIC 3931

4 3 2

Sold Price **\$770,000** Sold Date **04-Jun-03**

Distance **-**

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

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