

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

2/19 NAPLES STREET 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2022

to

30 Sep 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

1/6 BEACH GROVE MORNINGTON VIC 3931	\$875,000	16-Aug-23
4/5 NAPIER STREET MORNINGTON VIC 3931	\$760,000	07-Jul-23
3/3 JOHNS ROAD MORNINGTON VIC 3931	\$785,000	04-Sep-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: 25 October 2023



**1/6 BEACH GROVE MORNINGTON
VIC 3931**

Sold Price

\$875,000

Sold Date

16-Aug-23

2

1

1

Distance

0.44km



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

Sold Price

\$760,000

Sold Date

07-Jul-23

2

1

1

Distance

0.54km



**3/3 JOHNS ROAD MORNINGTON
VIC 3931**

Sold Price

\$785,000

Sold Date

04-Sep-23

2

1

1

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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