

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

2/2 BEACH GROVE 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2021

to

30 Jun 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

1/5 BARKLY STREET MORNINGTON VIC 3931	\$650,000	19-Apr-22
6/83 PRINCE STREET MORNINGTON VIC 3931	\$695,000	11-May-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: 14 July 2022



**1/5 BARKLY STREET MORNINGTON
VIC 3931**

Sold Price ^{RS} **\$650,000** Sold Date **19-Apr-22**

2 1 1

Distance **0.06km**



**6/83 PRINCE STREET
MORNINGTON VIC 3931**

Sold Price **\$695,000** Sold Date **11-May-22**

2 1 1

Distance **-**

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

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