

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

8 HAMILTON PLACE 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

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,137,500

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

7 NOWRA COURT MORNINGTON VIC 3931	\$777,500	31-Aug-24
12 CAWARRA STREET MORNINGTON VIC 3931	\$808,000	03-May-24
29 BAYVIEW ROAD MORNINGTON VIC 3931	\$800,000	22-Aug-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.~~

This Statement of Information was prepared on: 02 October 2024



**7 NOWRA COURT MORNINGTON
VIC 3931**

 3  1  1

Sold Price

^{RS} **\$777,500**

Sold Date

31-Aug-24

Distance

0.84km



**12 CAWARRA STREET
MORNINGTON VIC 3931**

 3  1  2

Sold Price

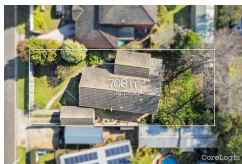
\$808,000

Sold Date

03-May-24

Distance

0.92km



**29 BAYVIEW ROAD MORNINGTON
VIC 3931**

 3  1  2

Sold Price

^{RS} **\$800,000** ^{UN}

Sold Date

22-Aug-24

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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