

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

2/54 WILSONS ROAD 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$793,500

Property type

Unit

Suburb

Mornington

Period-from

01 Dec 2021

to

30 Nov 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

5/22 MARINE AVENUE MORNINGTON VIC 3931	\$710,000	13-Jul-22
3/13 ALEXANDER AVENUE MORNINGTON VIC 3931	\$730,000	28-Nov-22
6/57 HERBERT STREET MORNINGTON VIC 3931	\$725,000	21-Sep-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: 02 December 2022



**5/22 MARINE AVENUE
 MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$710,000** Sold Date **13-Jul-22**

Distance **0.35km**



**3/13 ALEXANDER AVENUE
 MORNINGTON VIC 3931**

 2  1  1

Sold Price ^{RS} **\$730,000** Sold Date **28-Nov-22**

Distance **0.28km**



**6/57 HERBERT STREET
 MORNINGTON VIC 3931**

 2  1  1

Sold Price ^{RS} **\$725,000** Sold Date **21-Sep-22**

Distance **1.34km**

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

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