

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

1/62 MITCHELL 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2024

to

31 Dec 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

| | | |
|---|---------|-----------|
| 79A HERBERT STREET MORNINGTON VIC 3931 | 1150000 | 22-Oct-24 |
| 11/81 BARKLY STREET MORNINGTON VIC 3931 | 1125000 | 14-Dec-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: 17 January 2025

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**79A HERBERT STREET
MORNINGTON VIC 3931**

 3  2  2

Sold Price ^{RS} **1150000** Sold Date **22-Oct-24**

Distance **1.38km**



**11/81 BARKLY STREET
MORNINGTON VIC 3931**

 3  2  2

Sold Price ^{RS} **1125000** Sold Date **14-Dec-24**

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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