

## 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

2/710 ESPLANADE MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,100,000

&

\$2,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2022

to

30 Jun 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

7/14 TANTI AVENUE MORNINGTON VIC 3931	\$2,250,000	05-Jun-23
1/43 BELEURA HILL ROAD MORNINGTON VIC 3931	\$2,350,000	14-Feb-23
2A NEPTUNE STREET MORNINGTON VIC 3931	\$2,100,000	28-Feb-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: 11 July 2023



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**7/14 TANTI AVENUE MORNINGTON VIC 3931** Sold Price <sup>RS</sup> **\$2,250,000** Sold Date **05-Jun-23**

3 2 2

Distance **1.73km**



**1/43 BELEURA HILL ROAD MORNINGTON VIC 3931** Sold Price **\$2,350,000** Sold Date **14-Feb-23**

4 2 2

Distance **2.5km**



**2A NEPTUNE STREET MORNINGTON VIC 3931** Sold Price <sup>RS</sup> **\$2,100,000** Sold Date **28-Feb-23**

5 3 2

Distance **0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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