

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 PEARSON 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Sep 2022

to

31 Aug 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

22 RAINBOW PLACE MORNINGTON VIC 3931	\$800,000	07-May-22
21 DAVID LANE MORNINGTON VIC 3931	\$747,000	02-Dec-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: 21 September 2023

**22 RAINBOW PLACE
MORNINGTON VIC 3931** 3  2  2

Sold Price

\$800,000Sold Date **07-May-22**

Distance

0.04km**21 DAVID LANE MORNINGTON VIC
3931** 3  2  2

Sold Price

\$747,000Sold Date **02-Dec-22**

Distance

0.06km**RS** = Recent sale**UN** = Undisclosed Sale

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