

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

1/12 LUCERNE AVENUE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2021

to

30 Jun 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

3/12 LUCERNE AVENUE MORNINGTON VIC 3931	\$925,000	20-Apr-22
3/85 HERBERT STREET MORNINGTON VIC 3931	\$995,000	07-May-22
1 HAIG STREET MORNINGTON VIC 3931	\$1,050,000	07-Mar-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: 05 July 2022



**3/12 LUCERNE AVENUE
MORNINGTON VIC 3931**

 3  2  2

Sold Price **\$925,000** Sold Date **20-Apr-22**

Distance **0.04km**



**3/85 HERBERT STREET
MORNINGTON VIC 3931**

 3  2  2

Sold Price **\$995,000** Sold Date **07-May-22**

Distance **0.23km**



**1 HAIG STREET MORNINGTON VIC
3931**

 3  2  2

Sold Price ^{RS} **\$1,050,000** ^{UN} Sold Date **07-Mar-22**

Distance **0.62km**

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

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