

## 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

16/20 MAIN STREET MORNINGTON VIC 3931

### Indicative selling price

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

Single Price

or range  
between

\$1,450,000

&

\$1,595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

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

12/5 TANTI AVENUE MORNINGTON VIC 3931	\$1,500,000	21-Nov-24
2/16 WILSONS ROAD MORNINGTON VIC 3931	\$1,525,000	08-Oct-24
4/29 BALCOMBE STREET MORNINGTON VIC 3931	\$1,505,000	10-Sep-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: 24 January 2025



**12/5 TANTI AVENUE MORNINGTON VIC 3931** Sold Price **\$1,500,000** Sold Date **21-Nov-24**

2 2 2

Distance **0.43km**



**2/16 WILSONS ROAD MORNINGTON VIC 3931** Sold Price <sup>RS</sup> **\$1,525,000** <sup>UN</sup> Sold Date **08-Oct-24**

3 2 3

Distance **0.99km**



**4/29 BALCOMBE STREET MORNINGTON VIC 3931** Sold Price **\$1,505,000** Sold Date **10-Sep-24**

3 2 2

Distance **1.2km**

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

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