

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

3/54 WILSONS ROAD 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,500

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2023

to

31 Jan 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

1 SALTAIRE LANE MORNINGTON VIC 3931	\$835,000	02-Dec-23
64 YORK STREET MORNINGTON VIC 3931	\$1,030,000	25-Jul-23
1/42-46 TANTI AVENUE MORNINGTON VIC 3931	\$830,000	24-Oct-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: 02 February 2024



**1 SALTIRE LANE MORNINGTON
VIC 3931**

3 1 1

Sold Price

^{RS}

\$835,000

Sold Date

02-Dec-23

Distance

1.04km



**64 YORK STREET MORNINGTON
VIC 3931**

3 1 2

Sold Price

\$1,030,000

Sold Date

25-Jul-23

Distance

0.19km



**1/42-46 TANTI AVENUE
MORNINGTON VIC 3931**

3 1 1

Sold Price

\$830,000

Sold Date

24-Oct-23

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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