

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 MORELL 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

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,155,500

Property type

House

Suburb

Mornington

Period-from

01 Jan 2022

to

31 Dec 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

11A BATH STREET MORNINGTON VIC 3931	\$2,590,000	25-Jun-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.

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11A BATH STREET MORNINGTON VIC 3931

4 2 2

Sold Price

\$2,590,000

Sold Date

25-Jun-22

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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