

# 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 23 York 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)

Price Range \$1,600,000 & \$1,760,000

### Median sale price

Median price \$1,132,000 Property Type House Suburb Mornington (3931)

Period - From 01/03/2022 to 28/02/2023 Source Corelogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
71 WILSONS ROAD, MORNINGTON VIC 3931	\$1,700,000	11/11/2022
9 PORTRUSH GROVE, MORNINGTON VIC 3931	\$1,770,000	20/02/2023
17 CARNOUSTIE GROVE, MORNINGTON VIC 3931	\$1,735,000	31/01/2023

This Statement of Information was prepared on: 06/03/2023