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## 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

3/53 VAN NESS AVENUE 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

\$620,000

or range  
 between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/20 ALAMEDA AVENUE MORNINGTON VIC 3931	\$595,000	08-Feb-25
5/60 TANTI AVENUE MORNINGTON VIC 3931	\$620,000	08-Dec-24
4/17 LUCERNE AVENUE MORNINGTON VIC 3931	\$615,000	25-Nov-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: 25 February 2025



**1/20 ALAMEDA AVENUE  
MORNINGTON VIC 3931**

2 1 1

Sold Price

<sup>RS</sup>

**\$595,000**

Sold Date

**08-Feb-25**

Distance

**0.3km**



**5/60 TANTI AVENUE  
MORNINGTON VIC 3931**

2 1 1

Sold Price

<sup>RS</sup>

**\$620,000**

Sold Date

**08-Dec-24**

Distance

**1.98km**



**4/17 LUCERNE AVENUE  
MORNINGTON VIC 3931**

2 1 1

Sold Price

<sup>RS</sup>

**\$615,000**

Sold Date

**25-Nov-24**

Distance

**1.89km**

RS = Recent sale

UN = Undisclosed Sale

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