

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

7/237 DUNNS 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2022

to

31 May 2023

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

3/13 BRENT STREET MORNINGTON VIC 3931	\$790,000	03-Mar-23
15/194 BENTONS ROAD MOUNT MARTHA VIC 3934	\$835,000	13-Apr-23
13/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$810,000	18-Apr-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.~~

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**3/13 BRENT STREET MORNINGTON
VIC 3931**

Sold Price

\$790,000

Sold Date

03-Mar-23

3

2

2

Distance

1.07km



**15/194 BENTONS ROAD MOUNT
MARTHA VIC 3934**

Sold Price

^{RS} **\$835,000**

Sold Date

13-Apr-23

3

2

2

Distance

1.11km



**13/26 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

Sold Price

^{RS} **\$810,000**

Sold Date

18-Apr-23

3

2

2

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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