

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 MILLS BEACH CLOSE 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

\$2,150,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Jan 2024

to

31 Dec 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

2 AMELIA AVENUE MORNINGTON VIC 3931

\$2,330,000

06-Sep-24

17 JACARANDA CRESCENT MORNINGTON VIC 3931

\$2,080,000

30-Jul-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.

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2 AMELIA AVENUE MORNINGTON VIC 3931

6 4 4

Sold Price

\$2,330,000

Sold Date

06-Sep-24

Distance

1.04km



17 JACARANDA CRESCENT MORNINGTON VIC 3931

5 3 2

Sold Price

\$2,080,000

Sold Date

30-Jul-24

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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