

## 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

76/98 BUNGOWER ROAD 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

\$225,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Aug 2023

to

31 Jul 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

103/98 BUNGOWER ROAD MORNINGTON VIC 3931	-	-
104/98 BUNGOWER ROAD MORNINGTON VIC 3931	\$265,000	01-Jun-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: 02 August 2024



**103/98 BUNGOWER ROAD  
 MORNINGTON VIC 3931**

 2  1  1

Sold Price - Sold Date -

Distance **0.14km**



**104/98 BUNGOWER ROAD  
 MORNINGTON VIC 3931**

 2  1  1

Sold Price <sup>RS</sup> **\$265,000** Sold Date **01-Jun-24**

Distance -

RS = Recent sale      UN = Undisclosed Sale

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