

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

3/32 SPRAY STREET 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

\$590,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$793,500

Property type

Unit

Suburb

Mornington

Period-from

01 Dec 2021

to

30 Nov 2022

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

2/946 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$630,000	03-Aug-22
1/100 TANTI AVENUE MORNINGTON VIC 3931	\$615,000	27-Oct-22
3/13 SEAVIEW AVENUE MORNINGTON VIC 3931	\$539,000	10-Aug-22

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: 15 December 2022



**2/946 NEPEAN HIGHWAY
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$630,000** Sold Date **03-Aug-22**

Distance **0.46km**



**1/100 TANTI AVENUE
MORNINGTON VIC 3931**

2 1 2

Sold Price ^{RS} **\$615,000** Sold Date **27-Oct-22**

Distance **0.6km**



**3/13 SEAVIEW AVENUE
MORNINGTON VIC 3931**

2 1 1

Sold Price ^{RS} **\$539,000** Sold Date **10-Aug-22**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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