

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

2/40 ALAMEDA AVENUE 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2023

to

31 Oct 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

5/99 BENTONS ROAD MORNINGTON VIC 3931	670000	03-Aug-24
5/15-21 NAPIER STREET MORNINGTON VIC 3931	783000	08-Aug-24
6/10 MAXWELL STREET MORNINGTON VIC 3931	775000	12-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.~~

This Statement of Information was prepared on: 27 November 2024

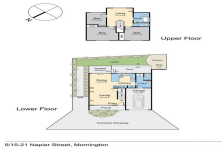


5/99 BENTONS ROAD MORNINGTON VIC 3931

2 1 1

Sold Price **670000** Sold Date **03-Aug-24**

Distance **0.91km**



5/15-21 NAPIER STREET MORNINGTON VIC 3931

3 1 1

Sold Price **783000** Sold Date **08-Aug-24**

Distance **1.13km**



6/10 MAXWELL STREET MORNINGTON VIC 3931

3 2 2

Sold Price ^{RS} **775000** Sold Date **12-Jul-24**

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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