

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

6 JOHN ROWELL LANE 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

\$4,700,000

&

\$4,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Jul 2022

to

30 Jun 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

12-14 JOHN ROWELL LANE MORNINGTON VIC 3931	\$5,025,000	22-Nov-22
29-31 MORELL STREET MORNINGTON VIC 3931	-	05-Jul-23
24 MORELL STREET MORNINGTON VIC 3931	\$4,500,000	10-Mar-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.~~

This Statement of Information was prepared on: 19 July 2023

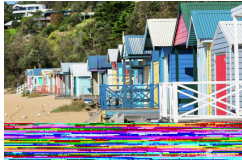


**12-14 JOHN ROWELL LANE
MORNINGTON VIC 3931**

5 2 2

Sold Price **\$5,025,000** Sold Date **22-Nov-22**

Distance **0.07km**



**29-31 MORELL STREET
MORNINGTON VIC 3931**

6 3 6

Sold Price ^{RS UN} **\$4,500,000** Sold Date **05-Jul-23**

Distance **0.48km**



**24 MORELL STREET MORNINGTON
VIC 3931**

5 3 2

Sold Price ^{RS} **\$4,500,000** Sold Date **10-Mar-23**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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