

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

1 BEACH GROVE 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

\$2,300,000

&

\$2,530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

House

Suburb

Mornington

Period-from

01 Feb 2023

to

31 Jan 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

7A FLEMING STREET MORNINGTON VIC 3931	\$2,275,000	11-Dec-23
30 HERBERT STREET MORNINGTON VIC 3931	\$2,250,000	13-Jan-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: 26 February 2024

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7A FLEMING STREET
MORNINGTON VIC 3931

4 2 3

Sold Price ^{RS} \$2,275,000 Sold Date 11-Dec-23

Distance 0.86km



30 HERBERT STREET
MORNINGTON VIC 3931

3 3 2

Sold Price ^{RS} \$2,250,000 Sold Date 13-Jan-24

Distance 1.35km

RS = Recent sale UN = Undisclosed Sale

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