

## 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

10 MARY COURT MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Jun 2022

to

31 May 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

1/37 MACDONALD GROVE MORNINGTON VIC 3931	\$768,000	24-Jan-23
3/22 BEATTY PARADE MORNINGTON VIC 3931	\$750,000	29-Apr-23
1/31-33 HAMPDEN STREET MORNINGTON VIC 3931	\$790,000	21-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.

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**1/37 MACDONALD GROVE  
MORNINGTON VIC 3931**

3 1 1

Sold Price **\$768,000** Sold Date **24-Jan-23**

Distance **0.17km**



**3/22 BEATTY PARADE  
MORNINGTON VIC 3931**

2 1 1

Sold Price <sup>RS</sup> **\$750,000** Sold Date **29-Apr-23**

Distance **0.26km**



**1/31-33 HAMPDEN STREET  
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$790,000** Sold Date **21-Mar-23**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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