

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

1/77 NUNNS ROAD 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,500

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2021

to

30 Sep 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

1/3 ADELAIDE STREET MORNINGTON VIC 3931	\$850,000	11-Aug-22
3/29 FULTON AVENUE MORNINGTON VIC 3931	\$740,000	01-Oct-22
3/10 KING STREET MORNINGTON VIC 3931	\$780,000	18-Sep-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: 10 October 2022



1/3 ADELAIDE STREET MORNINGTON VIC 3931

 3  2  2

Sold Price

^{RS}

\$850,000

Sold Date

11-Aug-22

Distance

0.33km



3/29 FULTON AVENUE MORNINGTON VIC 3931

 2  2  2

Sold Price

^{RS}

\$740,000

Sold Date

01-Oct-22

Distance

0.88km



3/10 KING STREET MORNINGTON VIC 3931

 2  1  2

Sold Price

^{RS}

\$780,000

Sold Date

18-Sep-22

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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