

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 SHERINGA COURT 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,068,800

Property type

House

Suburb

Mornington

Period-from

01 Jan 2023

to

31 Dec 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

4 MOORINA COURT MORNINGTON VIC 3931	\$610,000	21-Oct-23
52 BUNGOWER ROAD MORNINGTON VIC 3931	\$633,000	09-Sep-23
3 SHERINGA COURT MORNINGTON VIC 3931	\$670,000	29-Aug-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: 08 January 2024

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4 MOORINA COURT MORNINGTON VIC 3931

Sold Price

\$610,000

Sold Date

21-Oct-23

3

1

1

Distance

0.43km



52 BUNGOWER ROAD MORNINGTON VIC 3931

Sold Price

\$633,000

Sold Date

09-Sep-23

3

1

-

Distance

0.52km



3 SHERINGA COURT MORNINGTON VIC 3931

Sold Price

\$670,000

Sold Date

29-Aug-23

3

1

2

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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