

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

8/653-654 ESPLANADE 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2023

to

30 Sep 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

12/83 PRINCE STREET MORNINGTON VIC 3931	\$717,500	17-Jul-24
1/59 PRINCE STREET MORNINGTON VIC 3931	\$725,000	18-Jul-23
3/3 JOHNS ROAD MORNINGTON VIC 3931	\$785,000	04-Sep-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: 23 October 2024



**12/83 PRINCE STREET
MORNINGTON VIC 3931**

2 1 1

Sold Price

^{RS} **\$717,500**

Sold Date

17-Jul-24

Distance

0.09km



**1/59 PRINCE STREET
MORNINGTON VIC 3931**

2 1 1

Sold Price

\$725,000

Sold Date

18-Jul-23

Distance

0.24km



**3/3 JOHNS ROAD MORNINGTON
VIC 3931**

2 1 1

Sold Price

\$785,000

Sold Date

04-Sep-23

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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