

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

4/11-13 BAYVIEW 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

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

5 DAVID LANE MORNINGTON VIC 3931	612555	16-Sep-24
12/28 LUCERNE AVENUE MORNINGTON VIC 3931	645000	23-Jul-24
3/7 BEATTY PARADE MORNINGTON VIC 3931	670000	16-Jul-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: 04 October 2024



5 DAVID LANE MORNINGTON VIC 3931

Sold Price

^{RS} **612555** Sold Date **16-Sep-24**

2 2 2

Distance **1.57km**



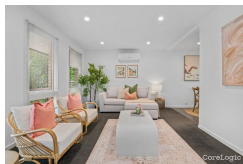
12/28 LUCERNE AVENUE MORNINGTON VIC 3931

Sold Price

^{RS} **645000** Sold Date **23-Jul-24**

2 2 1

Distance **1.48km**



3/7 BEATTY PARADE MORNINGTON VIC 3931

Sold Price

^{RS} **670000** Sold Date **16-Jul-24**

2 1 1

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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