

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

LOT 11/71 BALDOCK 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

\$1,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,116,000

Property type

Land

Suburb

Mornington

Period-from

01 Jan 2022

to

31 Aug 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
LOT 18/71 BALDOCK ROAD, MORNINGTON VIC 3931	\$1,500,000	02-Aug-22
LOT 10/71 BALDOCK ROAD, MORNINGTON VIC 3931	\$1,550,000	19-Jul-22
LOT 1/71 BALDOCK ROAD, MORNINGTON VIC 3931	\$1,290,000	02-Jul-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: 14 April 2022