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

3 STERN STREET MORNINGTON VIC 393

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range	SUDU SND3	&	\$750,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$747,500	Property type	Unit	Suburb	Mornington						

31 Jan 2025

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2024

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.

to

Address of comparable property	Price	Date of sale
3 BOSUNS LANE MORNINGTON VIC 3931	\$815,000	03-Oct-24
10 TILLER WALK MORNINGTON VIC 3931	\$690,000	15-Jan-25
5 STERN STREET MORNINGTON VIC 3931	\$720,000	14-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: 06 February 2025

Source



Corelogic

consumer.vic.gov.au



Danae Eden

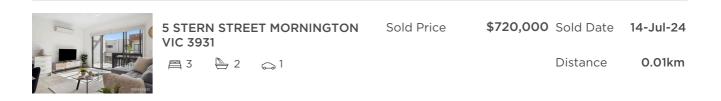
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CareLogio	3 BOSUNS LANE MORNINGTON VIC 3931 ☐ 3 ⓑ 2 ♀ 2	Sold Price	\$815,000	Sold Date Distance	03-Oct-24 0.04km
	10 TILLER WALK MORNINGTON VIC 3931	Sold Price	^{RS} \$690,000	Sold Date	15-Jan-25
	📇 2 👆 2 👝 1			Distance	0.08km

📇 2 👆 2 🞧 1



RS = Recent sale UN = Undisclosed Sale

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