

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 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2024

to

31 Jan 2025

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

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



**3 BOSUNS LANE MORNINGTON
VIC 3931**

 3  2  2

Sold Price **\$815,000** Sold Date **03-Oct-24**

Distance **0.04km**



**10 TILLER WALK MORNINGTON
VIC 3931**

 2  2  1

Sold Price ^{RS} **\$690,000** Sold Date **15-Jan-25**

Distance **0.08km**



**5 STERN STREET MORNINGTON
VIC 3931**

 3  2  1

Sold Price **\$720,000** Sold Date **14-Jul-24**

Distance **0.01km**

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

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