

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

5 BEAL PLACE 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

\$1,090,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,087,500

Property type

House

Suburb

Mornington

Period-from

01 Apr 2021

to

31 Mar 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

| | | |
|--|-------------|-----------|
| 8 TYNHAM COURT MORNINGTON VIC 3931 | \$1,180,000 | 12-Feb-22 |
| 45 WENSLEYDALE DRIVE MORNINGTON VIC 3931 | \$1,160,000 | 19-Mar-22 |
| 6 ALLCHIN AVENUE MORNINGTON VIC 3931 | \$1,170,000 | 24-Oct-21 |

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



**8 TYNHAM COURT MORNINGTON
VIC 3931**

 4  2  2

Sold Price **\$1,180,000** Sold Date **12-Feb-22**

Distance **0.23km**



**45 WENSLEYDALE DRIVE
MORNINGTON VIC 3931**

 5  2  2

Sold Price ^{RS} **\$1,160,000** Sold Date **19-Mar-22**

Distance **-**



**6 ALLCHIN AVENUE MORNINGTON
VIC 3931**

 4  2  2

Sold Price **\$1,170,000** Sold Date **24-Oct-21**

Distance **0.72km**

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

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