

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

2/10 NAPLES 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

\$1,280,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Mar 2024

to

28 Feb 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

2/9 VENICE STREET MORNINGTON VIC 3931	\$1,475,000	16-May-24
1/52 WILSONS ROAD MORNINGTON VIC 3931	\$1,350,000	06-Jun-24
10 RODNEY COURT MORNINGTON VIC 3931	\$975,000	30-Jun-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: 19 March 2025



2/9 VENICE STREET MORNINGTON VIC 3931 Sold Price **\$1,475,000** Sold Date **16-May-24**

 4  2  2

Distance **0.05km**



1/52 WILSONS ROAD MORNINGTON VIC 3931 Sold Price **\$1,350,000** Sold Date **06-Jun-24**

 3  2  2

Distance **0.15km**



10 RODNEY COURT MORNINGTON VIC 3931 Sold Price **\$975,000** Sold Date **30-Jun-24**

 3  2  2

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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