

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

\$1,300,000

&

\$1,360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Unit

Suburb

Mornington

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/29 BALCOMBE STREET MORNINGTON VIC 3931	1500000	25-Jun-24
2/4 MORVEN STREET MORNINGTON VIC 3931	1680000	02-Oct-24
3/4 MORVEN STREET MORNINGTON VIC 3931	1660000	10-Aug-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: 17 December 2024



**3/29 BALCOMBE STREET
MORNINGTON VIC 3931**

 3  2  2

Sold Price **1500000** Sold Date **25-Jun-24**

Distance **1.74km**



**2/4 MORVEN STREET
MORNINGTON VIC 3931**

 3  2  2

Sold Price ^{RS} **1680000** Sold Date **02-Oct-24**

Distance **1.84km**



**3/4 MORVEN STREET
MORNINGTON VIC 3931**

 3  2  2

Sold Price **1660000** Sold Date **10-Aug-24**

Distance **1.83km**



**4/29 BALCOMBE STREET
MORNINGTON VIC 3931**

 3  2  2

Sold Price **1505000** Sold Date **10-Sep-24**

Distance **1.74km**



**28A NAPLES STREET
MORNINGTON VIC 3931**

 3  3  2

Sold Price ^{RS} **1680000** Sold Date **01-Nov-24**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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