

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

3/91 HERBERT 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

\$930,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

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

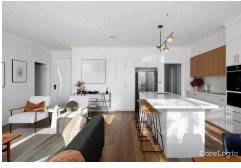
Date of sale

2/16 NEPTUNE STREET MORNINGTON VIC 3931	\$950,000	26-Sep-24
3/17 YORK STREET MORNINGTON VIC 3931	\$952,000	07-Dec-24
79A HERBERT STREET MORNINGTON VIC 3931	\$1,150,000	22-Oct-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: 18 February 2025



**2/16 NEPTUNE STREET
MORNINGTON VIC 3931**

2 2 1

Sold Price **\$950,000** Sold Date **26-Sep-24**

Distance **1.58km**



**3/17 YORK STREET MORNINGTON
VIC 3931**

3 2 2

Sold Price ^{RS} **\$952,000** Sold Date **07-Dec-24**

Distance **0.76km**



**79A HERBERT STREET
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$1,150,000** Sold Date **22-Oct-24**

Distance **0.14km**

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

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