

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

4/4-6 OAKLAND 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

\$570,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 May 2023

to

30 Apr 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

2/49 VAN NESS AVENUE MORNINGTON VIC 3931	\$576,500	26-Mar-24
6/16-20 JOHNS ROAD MORNINGTON VIC 3931	\$573,000	25-Mar-24
21/99 BENTONS ROAD MORNINGTON VIC 3931	\$599,000	13-Dec-23

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: 13 May 2024

Richard Conacher

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**2/49 VAN NESS AVENUE
MORNINGTON VIC 3931**

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Sold Price

RS

\$576,500Sold Date **26-Mar-24**Distance **0.37km****6/16-20 JOHNS ROAD
MORNINGTON VIC 3931**

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Sold Price

\$573,000Sold Date **25-Mar-24**Distance **0.89km****21/99 BENTONS ROAD
MORNINGTON VIC 3931**

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Sold Price

\$599,000Sold Date **13-Dec-23**Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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