

## 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 WARNER AVENUE MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Nov 2022

to

31 Oct 2023

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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 26 INGLIS STREET MORNINGTON VIC 3931 | \$1,325,000 | 21-Oct-23 |
| 34 AMELIA AVENUE MORNINGTON VIC 3931 | \$1,275,000 | 01-Nov-23 |
| 23 EXFORD DRIVE MORNINGTON VIC 3931  | \$1,325,000 | 22-Sep-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: 17 November 2023



**26 INGLIS STREET MORNINGTON  
VIC 3931**

Sold Price

<sup>RS</sup> **\$1,325,000**

Sold Date

**21-Oct-23**

 3  1  1

Distance

**0.23km**



**34 AMELIA AVENUE MORNINGTON  
VIC 3931**

Sold Price

<sup>RS</sup> **\$1,275,000**

Sold Date

**01-Nov-23**

 4  3  -

Distance

**0.2km**



**23 EXFORD DRIVE MORNINGTON  
VIC 3931**

Sold Price

<sup>RS</sup> **\$1,325,000**

Sold Date

**22-Sep-23**

 3  2  2

Distance

**1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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