

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 CUMMING COURT 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

\$1,095,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

House

Suburb

Mornington

Period-from

01 Oct 2023

to

30 Sep 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

52A VAN NESS AVENUE MORNINGTON VIC 3931	\$1,048,500	30-May-24
31 DOROTHY CRESCENT MORNINGTON VIC 3931	\$1,100,000	09-Jul-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 October 2024



**52A VAN NESS AVENUE
MORNINGTON VIC 3931**

4 2 2

Sold Price **\$1,048,500** Sold Date **30-May-24**

Distance **1.19km**



**31 DOROTHY CRESCENT
MORNINGTON VIC 3931**

4 2 2

Sold Price **\$1,100,000** Sold Date **09-Jul-24**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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