

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

4/52 WILSONS ROAD 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$777,500

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2021

to

30 Sep 2022

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

62 WILSONS ROAD MORNINGTON VIC 3931	\$1,600,000	27-May-22
LOT 1/16 RODNEY COURT MORNINGTON VIC 3931	\$1,240,000	02-Jun-22
1/32 WATERLOO PLACE MORNINGTON VIC 3931	\$1,700,000	09-Jul-22

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: 26 October 2022



62 WILSONS ROAD MORNINGTON VIC 3931

Sold Price

\$1,600,000

Sold Date

27-May-22



3



2



2

Distance

0.1km



LOT 1/16 RODNEY COURT MORNINGTON VIC 3931

Sold Price

^{RS}

\$1,240,000

Sold Date

02-Jun-22



3



2



1

Distance

0.47km



1/32 WATERLOO PLACE MORNINGTON VIC 3931

Sold Price

^{RS}

\$1,700,000

Sold Date

09-Jul-22



4



3



2

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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