

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

2/51 VAN NESS AVENUE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

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

2/24 VAN NESS AVENUE MORNINGTON VIC 3931	\$875,000	24-Oct-24
4/10 VAN NESS AVENUE MORNINGTON VIC 3931	\$800,000	10-Sep-24
9 SEAVIEW AVENUE MORNINGTON VIC 3931	\$850,000	03-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: 06 February 2025

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**2/24 VAN NESS AVENUE
MORNINGTON VIC 3931**

3 2 1

Sold Price **\$875,000** Sold Date **24-Oct-24**

Distance **0.29km**



**4/10 VAN NESS AVENUE
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$800,000** Sold Date **10-Sep-24**

Distance **0.42km**



**9 SEAVIEW AVENUE
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$850,000** Sold Date **03-Oct-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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