

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

5/53-55 NUNNS 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

\$670,000

&

\$700,000

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

21 GORDON STREET MORNINGTON VIC 3931

780000

04-Feb-24

24 MARY COURT MORNINGTON VIC 3931

790000

29-Jan-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 May 2024



21 GORDON STREET MORNINGTON Sold Price
VIC 3931

^{RS} **780000** Sold Date **04-Feb-24**

 2  2  1

Distance **1.43km**



24 MARY COURT MORNINGTON Sold Price
VIC 3931

790000 Sold Date **29-Jan-24**

 2  1  1

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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