

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

5/804 NEPEAN HIGHWAY 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2021

to

30 Jun 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

1/13 BENTONS ROAD MORNINGTON VIC 3931	\$681,000	23-Jun-22
6/83 PRINCE STREET MORNINGTON VIC 3931	\$695,000	11-May-22
65/150 MORNINGTON-TYABB ROAD MORNINGTON VIC 3931	\$610,000	31-Jan-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: 18 July 2022



1/13 Bentons Road, Mornington

**1/13 BENTONS ROAD
MORNINGTON VIC 3931**

2 1 1

Sold Price ^{RS} **\$681,000** ^{UN} Sold Date **23-Jun-22**

Distance **0.53km**



**6/83 PRINCE STREET
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$695,000** Sold Date **11-May-22**

Distance **0.94km**



**65/150 MORNINGTON-TYABB
ROAD MORNINGTON VIC 3931**

2 2 1

Sold Price ^{RS} **\$610,000** ^{UN} Sold Date **31-Jan-22**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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