

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

4/763 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2021

to

31 Mar 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

2/9 BRENT STREET MORNINGTON VIC 3931	\$620,000	14-Dec-21
2/3 RUTH ROAD MORNINGTON VIC 3931	\$625,000	03-Feb-22
11/25 HARRAP ROAD MOUNT MARTHA VIC 3934	\$580,000	05-Oct-21

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: 20 April 2022

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2/9 BRENT STREET MORNINGTON VIC 3931 Sold Price **\$620,000** Sold Date **14-Dec-21**

 2  1  1 Distance -



2/3 RUTH ROAD MORNINGTON VIC 3931 Sold Price ^{RS} **\$625,000** Sold Date **03-Feb-22**

 2  1  1 Distance -



11/25 HARRAP ROAD MOUNT MARTHA VIC 3934 Sold Price **\$580,000** Sold Date **05-Oct-21**

 2  1  1 Distance -

RS = Recent sale UN = Undisclosed Sale

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