

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

82 STRACHANS 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

House

Suburb

Mornington

Period-from

01 May 2022

to

30 Apr 2023

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

12 FLEMING STREET MORNINGTON VIC 3931	\$1,142,500	25-Mar-23
4 GEORGE STREET MORNINGTON VIC 3931	\$1,100,000	09-Nov-22
20 TI-TREE GROVE MORNINGTON VIC 3931	-	03-Apr-23

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.~~

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**12 FLEMING STREET MORNINGTON
VIC 3931**

Sold Price

^{RS}

\$1,142,500

Sold Date

25-Mar-23



3



2



2

Distance

0.8km



**4 GEORGE STREET MORNINGTON
VIC 3931**

Sold Price

\$1,100,000

Sold Date

09-Nov-22



3



2



1

Distance

0.18km



**20 TI-TREE GROVE MORNINGTON
VIC 3931**

Sold Price

^{RS} ^{UN}

Sold Date

03-Apr-23



4



2



2

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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