

# 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

21 Wensley Close, Mornington Vic 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$850,000

&

\$890,000

### Median sale price

Median price \$1,146,250

Property Type House

Suburb Mornington

Period - From 29/07/2023

to

28/07/2024

Source REIV

### 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 six 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	14 Wensley CI MORNINGTON 3931	\$850,000	28/06/2024
2	3 Mariner Ct MOUNT MARTHA 3934	\$918,000	18/06/2024
3	199 Osborne Dr MOUNT MARTHA 3934	\$885,000	06/06/2024

**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 six months.~~

This Statement of Information was prepared on:

29/07/2024 14:04