

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

1/14 HAIG STREET 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Mornington

Period-from

01 Oct 2022

to

30 Sep 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

2/3 HAIG STREET MORNINGTON VIC 3931	\$1,170,000	08-Jul-23
4/16 LUCERNE AVENUE MORNINGTON VIC 3931	\$1,150,000	05-Aug-23
31 LUCERNE AVENUE MORNINGTON VIC 3931	\$1,330,000	18-Jun-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.~~

This Statement of Information was prepared on: 09 October 2023



2/3 HAIG STREET MORNINGTON VIC 3931

3 2 2

Sold Price **\$1,170,000** Sold Date **08-Jul-23**

Distance **0.11km**



4/16 LUCERNE AVENUE MORNINGTON VIC 3931

3 2 2

Sold Price ^{RS} **\$1,150,000** Sold Date **05-Aug-23**

Distance **0.58km**



31 LUCERNE AVENUE MORNINGTON VIC 3931

3 2 2

Sold Price **\$1,330,000** Sold Date **18-Jun-23**

Distance **0.76km**

RS = Recent sale **UN** = Undisclosed Sale

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