

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

3/33-37 BALCOMBE 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

\$715,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/86 HERBERT STREET MORNINGTON VIC 3931	\$730,000	20-Aug-24
1/89 BARKLY STREET MORNINGTON VIC 3931	\$757,000	07-Oct-24
8/87 BARKLY STREET MORNINGTON VIC 3931	\$770,000	21-Jun-24

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: 06 December 2024



**3/86 HERBERT STREET
 MORNINGTON VIC 3931**

2 1 1

Sold Price **\$730,000** Sold Date **20-Aug-24**

Distance **0.32km**



**1/89 BARKLY STREET
 MORNINGTON VIC 3931**

2 1 2

Sold Price **\$757,000** Sold Date **07-Oct-24**

Distance **0.64km**



**8/87 BARKLY STREET
 MORNINGTON VIC 3931**

2 2 2

Sold Price **\$770,000** Sold Date **21-Jun-24**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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