

## 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

30 TI-TREE GROVE MORNINGTON VIC 3931

### Indicative selling price

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

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Mar 2024

to

28 Feb 2025

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

68 VENICE STREET MORNINGTON VIC 3931	\$1,280,000	12-Oct-24
6 CAROL STREET MORNINGTON VIC 3931	\$1,240,000	13-Nov-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.

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Lina Luppino  
 P 03 5985 2351  
 M 0419 57 1583  
 E lina@prenticerealestate.com



**68 VENICE STREET MORNINGTON  
VIC 3931**

3 2 1

Sold Price **\$1,280,000** Sold Date **12-Oct-24**

Distance **0.67km**



**6 CAROL STREET MORNINGTON  
VIC 3931**

3 2 2

Sold Price **\$1,240,000** Sold Date **13-Nov-24**

Distance **0.8km**

RS = Recent sale      UN = Undisclosed Sale

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