

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 MORNING MIST COURT 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

\$1,730,000

&

\$1,795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,123,500

Property type

House

Suburb

Mornington

Period-from

01 Nov 2023

to

31 Oct 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

7 BEN DRIVE MORNINGTON VIC 3931	\$1,620,000	15-Jun-24
1 SERENITY WAY MORNINGTON VIC 3931	\$1,750,000	26-Oct-24
3 HALCYON RISE MORNINGTON VIC 3931	\$1,850,000	24-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: 19 November 2024

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**7 BEN DRIVE MORNINGTON VIC 3931**

4 2 3

Sold Price **\$1,620,000** Sold Date **15-Jun-24**Distance **1.12km****1 SERENITY WAY MORNINGTON VIC 3931**

4 2 2

Sold Price ^{RS} **\$1,750,000** Sold Date **26-Oct-24**Distance **0.78km****3 HALCYON RISE MORNINGTON VIC 3931**

4 2 3

Sold Price **\$1,850,000** Sold Date **24-Jun-24**Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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