

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

45 VAN NESS AVENUE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2023

to

31 Mar 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

3/5 MOOMBA STREET MORNINGTON VIC 3931	\$977,400	16-Oct-23
1/5 MOOMBA STREET MORNINGTON VIC 3931	\$980,000	14-Feb-24
4/14 CROMDALE STREET MOUNT MARTHA VIC 3934	\$1,030,000	29-Oct-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: 08 April 2024

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3/5 MOOMBA STREET MORNINGTON VIC 3931

2 - -

Sold Price

\$977,400

Sold Date

16-Oct-23

Distance

0.68km



1/5 MOOMBA STREET MORNINGTON VIC 3931

3 2 2

Sold Price

^{RS} **\$980,000**

Sold Date

14-Feb-24

Distance

0.65km



4/14 CROMDALE STREET MOUNT MARTHA VIC 3934

3 2 2

Sold Price

\$1,030,000

Sold Date

29-Oct-23

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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