

## 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

16 RODNEY COURT 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$743,000

Property type

Unit

Suburb

Mornington

Period-from

01 May 2021

to

30 Apr 2022

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 4A TAROOK WAY MORNINGTON VIC 3931     | \$1,302,000 | 05-Feb-22 |
| 24A NELSON STREET MORNINGTON VIC 3931 | \$1,170,000 | 16-Mar-22 |
|                                       |             |           |

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: 13 May 2022



**4A TAROOK WAY MORNINGTON  
VIC 3931**

3 2 2

Sold Price **\$1,302,000** Sold Date **05-Feb-22**

Distance **0.63km**



**24A NELSON STREET  
MORNINGTON VIC 3931**

3 1 1

Sold Price <sup>RS</sup> **\$1,170,000** Sold Date **16-Mar-22**

Distance **0.26km**

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

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