

# 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 24 Mary Court, Mornington, VIC 3931

### Indicative selling price

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

Price Range

\$720,000

&

\$770,000

### Median sale price

Median price

\$1,057,500

Property Type

House

Suburb

Mornington (3931)

Period - From

01/01/2023

to

31/12/2023

Source

Corelogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|-------------------------------------------|-----------|--------------|
| 10 MARY COURT, MORNINGTON VIC 3931        | \$770,000 | 01/07/2023   |
| 1/37 MACDONALD GROVE, MORNINGTON VIC 3931 | \$768,000 | 24/01/2023   |
| 3/22 BEATTY PARADE, MORNINGTON VIC 3931   | \$750,000 | 29/04/2023   |

This Statement of Information was prepared on: 26/01/2024