

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

4 NELSON STREET 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,087,500

Property type

House

Suburb

Mornington

Period-from

01 Mar 2021

to

28 Feb 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

14 SWANSEA GROVE MORNINGTON VIC 3931	\$1,200,000	06-Dec-21
35 NELSON STREET MORNINGTON VIC 3931	\$1,140,000	28-Oct-21

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: 22 March 2022



14 SWANSEA GROVE MORNINGTON VIC 3931

3 1 2

Sold Price

\$1,200,000

Sold Date

06-Dec-21

Distance

0.48km



35 NELSON STREET MORNINGTON VIC 3931

3 1 2

Sold Price

\$1,140,000

Sold Date

28-Oct-21

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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