

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

31 Lucerne 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

\$1,310,000

&

\$1,420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,500

Property type

Other

Suburb

Mornington

Period-from

01 Jun 2022

to

31 May 2023

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

9 Campbell Grove Mornington VIC 3931	\$1,265,000	18-May-23
5A Turnbull Street Mornington VIC 3931	\$1,625,000	04-Mar-23
2 Adelaide Street Mornington VIC 3931	\$1,460,000	30-Apr-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.~~

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9 Campbell Grove Mornington VIC 3931

Sold Price

^{RS}

\$1,265,000

Sold Date

18-May-23

3

2

2

Distance

0.52km



5A Turnbull Street Mornington VIC 3931

Sold Price

^{RS}

\$1,625,000

Sold Date

04-Mar-23

3

2

2

Distance

1.27km



2 Adelaide Street Mornington VIC 3931

Sold Price

^{RS}

\$1,460,000

Sold Date

30-Apr-23

3

2

2

Distance

2.1km

RS = Recent sale

UN = Undisclosed Sale

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