

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

1 MORNING MIST COURT 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

\$1,690,000

&

\$1,740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Mar 2024

to

28 Feb 2025

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 PARDELLA PLACE MOUNT MARTHA VIC 3934	\$1,765,000	24-Oct-24
1 SERENITY WAY MORNINGTON VIC 3931	\$1,750,000	22-Oct-24
10 MARRIOTT DRIVE MOUNT MARTHA VIC 3934	\$1,615,000	13-Nov-24

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: 12 March 2025

**9 PARDELLA PLACE MOUNT
MARTHA VIC 3934**

3 2 -

Sold Price **\$1,765,000** Sold Date **24-Oct-24**Distance **0.43km****1 SERENITY WAY MORNINGTON
VIC 3931**

4 2 2

Sold Price **\$1,750,000** Sold Date **22-Oct-24**Distance **0.78km****10 MARRIOTT DRIVE MOUNT
MARTHA VIC 3934**

5 2 2

Sold Price **\$1,615,000** Sold Date **13-Nov-24**Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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