

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

2/12 CAMPBELL GROVE 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/14 CAMPBELL GROVE MORNINGTON VIC 3931	\$590,000	19-Oct-23
1/949 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$595,000	24-Sep-24
3/57 HERBERT STREET MORNINGTON VIC 3931	\$605,000	31-May-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: 21 January 2025



**2/14 CAMPBELL GROVE
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$590,000** Sold Date **19-Oct-23**

Distance **0.03km**



**1/949 NEPEAN HIGHWAY
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$595,000** Sold Date **24-Sep-24**

Distance **0.48km**



**3/57 HERBERT STREET
MORNINGTON VIC 3931**

2 1 1

Sold Price **\$605,000** Sold Date **31-May-24**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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