

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

1/3 WOOD 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

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2024

to

31 Mar 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

2/10 SCOTT STREET MORNINGTON VIC 3931	\$570,000	23-Feb-25
5/17-19 HAMPDEN STREET MORNINGTON VIC 3931	\$550,000	08-Mar-25
7/4-6 OAKLAND STREET MORNINGTON VIC 3931	\$555,000	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.~~

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2/10 SCOTT STREET MORNINGTON VIC 3931 Sold Price **\$570,000** Sold Date **23-Feb-25**

2 1 1

Distance **0.14km**



5/17-19 HAMPDEN STREET MORNINGTON VIC 3931 Sold Price ^{RS} **\$550,000** Sold Date **08-Mar-25**

2 1 1

Distance **0.7km**



7/4-6 OAKLAND STREET MORNINGTON VIC 3931 Sold Price **\$555,000** Sold Date **13-Nov-24**

2 1 -

Distance **0.53km**

RS = Recent sale **UN** = Undisclosed Sale

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