

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

1/6 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

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

5/5 NAPIER STREET MORNINGTON VIC 3931	\$745,000	26-Sep-24
2/24 ADELAIDE STREET MORNINGTON VIC 3931	\$775,000	24-Sep-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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**5/5 NAPIER STREET MORNINGTON
VIC 3931**

Sold Price

\$745,000

Sold Date

26-Sep-24

Distance

0.06km**2/24 ADELAIDE STREET
MORNINGTON VIC 3931**

Sold Price

\$775,000

Sold Date

24-Sep-24

Distance

0.28km**RS** = Recent sale**UN** = Undisclosed Sale

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