

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 TASMA LANE 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

\$720,000

&

\$790,000

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

5/45 BARKLY STREET MORNINGTON VIC 3931	745000	19-Feb-25
2/9 PITT STREET MORNINGTON VIC 3931	820000	20-Feb-25
7/761-763 ESPLANADE MORNINGTON VIC 3931	805000	27-Feb-25

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: 02 April 2025



5/45 BARKLY STREET MORNINGTON VIC 3931

2 1 1

Sold Price **745000** Sold Date **19-Feb-25**

Distance **0.52km**

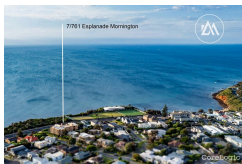


2/9 PITT STREET MORNINGTON VIC 3931

2 1 1

Sold Price ^{RS} **820000** Sold Date **20-Feb-25**

Distance **1.44km**



7/761-763 ESPLANADE MORNINGTON VIC 3931

2 1 1

Sold Price ^{RS} **805000** ^{UN} Sold Date **27-Feb-25**

Distance **0.33km**

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

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