

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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

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

1/45 SPRAY STREET MORNINGTON VIC 3931	\$565,000	31-Oct-24
5/17-19 HAMPDEN STREET MORNINGTON VIC 3931	\$550,000	08-Mar-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: 20 March 2025



1/45 SPRAY STREET MORNINGTON VIC 3931 Sold Price **\$565,000** Sold Date **31-Oct-24**
Distance **0.29km**

 2  1  1



5/17-19 HAMPDEN STREET MORNINGTON VIC 3931 Sold Price ^{RS} **\$550,000** Sold Date **08-Mar-25**
Distance **0.48km**

 2  1  1

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

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