

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

2/23 SWANSEA 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

\$680,000

&

\$710,000

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

8/15-21 NAPIER STREET MORNINGTON VIC 3931	\$745,000	24-Jan-25
8/653-654 ESPLANADE MORNINGTON VIC 3931	\$710,000	17-Feb-25
5/5 NAPIER STREET MORNINGTON VIC 3931	\$745,000	26-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.~~

This Statement of Information was prepared on: 05 March 2025

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**8/15-21 NAPIER STREET
MORNINGTON VIC 3931**

 2  1  1

Sold Price

^{RS}

\$745,000

Sold Date

24-Jan-25

Distance

0.29km



**8/653-654 ESPLANADE
MORNINGTON VIC 3931**

 2  1  1

Sold Price

^{RS}

\$710,000

Sold Date

17-Feb-25

Distance

0.44km



**5/5 NAPIER STREET MORNINGTON
VIC 3931**

 2  1  1

Sold Price

\$745,000

Sold Date

26-Sep-24

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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