

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

2/8 MACDONALD 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2024

to

31 Jan 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

4/5 SHELLEY STREET MORNINGTON VIC 3931	\$880,000	16-Jan-25
3/17 YORK STREET MORNINGTON VIC 3931	\$952,000	07-Dec-24
2/10 MACDONALD GROVE MORNINGTON VIC 3931	\$800,000	04-Oct-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: 18 February 2025



**4/5 SHELLEY STREET
MORNINGTON VIC 3931**

3 2 1

Sold Price

^{RS} **\$880,000**

Sold Date

16-Jan-25

Distance

0.83km



**3/17 YORK STREET MORNINGTON
VIC 3931**

3 2 2

Sold Price

^{RS} **\$952,000**

Sold Date

07-Dec-24

Distance

0.39km



**2/10 MACDONALD GROVE
MORNINGTON VIC 3931**

3 2 2

Sold Price

\$800,000

Sold Date

04-Oct-24

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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