

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/16 NELSON STREET, MORNINGTON, VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$837,000

or range between

&

Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

MORNINGTON

Period - From

October 2023

to

September 2024

Source

REA

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1/24 VENICE STREET MORNINGTON VIC 3931	\$823,000	20/04/2023
3/18-20 RODNEY COURT MORNINGTON VIC 3931	\$853,000	25/07/2023
2/24 ADELAIDE STREET MORNINGTON VIC 3931	\$775,000	24/09/2024

This Statement of Information was prepared on:

4/10/2024