

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

4/51 VAN NESS AVENUE 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Mornington

Period-from

01 May 2024

to

30 Apr 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

2/51 VAN NESS AVENUE MORNINGTON VIC 3931	\$800,000	15-Apr-25
3/41 VAN NESS AVENUE MORNINGTON VIC 3931	\$828,000	11-Apr-25
9/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$870,000	15-Jan-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: 12 May 2025

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**2/51 VAN NESS AVENUE
MORNINGTON VIC 3931**

3 2 2

Sold Price ^{RS} **\$800,000** ^{UN} Sold Date **15-Apr-25**

Distance **0km**

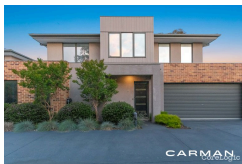


**3/41 VAN NESS AVENUE
MORNINGTON VIC 3931**

3 2 -

Sold Price ^{RS} **\$828,000** Sold Date **11-Apr-25**

Distance **0.1km**



**9/60 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price **\$870,000** Sold Date **15-Jan-25**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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