

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

5 LINNET COURT 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

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

| | | |
|-------------------------------------|-----------|-----------|
| 10 LINNET COURT MORNINGTON VIC 3931 | \$660,000 | 15-Sep-24 |
| 5 JACANA STREET MORNINGTON VIC 3931 | \$681,000 | 06-Apr-24 |
| 4 JACANA STREET MORNINGTON VIC 3931 | \$660,000 | 29-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: 28 May 2025

Kara James
P 0412939224
M 0412939224
E karaj@areaspecialist.com.au



10 LINNET COURT MORNINGTON VIC 3931

Sold Price **\$660,000** Sold Date **15-Sep-24**

3 1 1

Distance **0.07km**



5 JACANA STREET MORNINGTON VIC 3931

Sold Price **\$681,000** Sold Date **06-Apr-24**

3 1 -

Distance **0.15km**



4 JACANA STREET MORNINGTON VIC 3931

Sold Price **\$660,000** Sold Date **29-Jan-25**

3 1 3

Distance **0.2km**

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

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