

## 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

6/110 BUNGOWER ROAD MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Mornington

Period-from

01 Sep 2022

to

31 Aug 2023

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 23/110 BUNGOWER ROAD MORNINGTON VIC 3931   | \$725,000 | 24-Oct-22 |
| 46/110 BUNGOWER ROAD MORNINGTON VIC 3931   | -         | 04-Jul-23 |
| 6/21-27 LUCERNE AVENUE MORNINGTON VIC 3931 | \$770,000 | 05-Aug-23 |

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: 13 September 2023

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**23/110 BUNGOWER ROAD  
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$725,000** Sold Date **24-Oct-22**

Distance **0.11km**



**46/110 BUNGOWER ROAD  
MORNINGTON VIC 3931**

3 2 2

Sold Price <sup>RS UN</sup> **\$725,000** Sold Date **04-Jul-23**

Distance **0.13km**



**6/21-27 LUCERNE AVENUE  
MORNINGTON VIC 3931**

2 1 1

Sold Price <sup>RS</sup> **\$770,000** Sold Date **05-Aug-23**

Distance **1.51km**

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

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