

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

7 LEMANA 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

\$770,000

or range
between

&

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

6 ROBERTSON DRIVE MORNINGTON VIC 3931	\$823,000	17-Feb-25
4 ORLANDA COURT MORNINGTON VIC 3931	\$775,000	22-fEB-25
1032 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$760,000	11-Mar-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.~~

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**6 ROBERTSON DRIVE
MORNINGTON VIC 3931**

4 1 1

Sold Price

\$823,000

Sold Date

17-Feb-25

Distance

0.78km



**4 ORLANDA COURT MORNINGTON
VIC 3931**

3 2 2

Sold Price

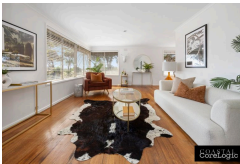
\$775,000

Sold Date

21-FEB-25

Distance

0.6km



**1032 NEPEAN HIGHWAY
MORNINGTON VIC 3931**

3 1 1

Sold Price

^{RS} **\$760,000**

Sold Date

11-Mar-25

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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