

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

1/28 MAXWELL STREET 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

\$875,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$793,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2022

to

31 Dec 2022

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

1/26 MAXWELL STREET MORNINGTON VIC 3931	\$930,000	07-Sep-22

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: 23 January 2023

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**1/26 MAXWELL STREET
MORNINGTON VIC 3931**

 3  2  2

Sold Price ^{RS} **\$930,000** ^{UN} Sold Date **07-Sep-22**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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