

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

2/72 HERBERT 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

\$930,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2022

to

31 May 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

5/88 HERBERT STREET MORNINGTON VIC 3931	\$878,000	08-Feb-23
4/100 BELEURA HILL ROAD MORNINGTON VIC 3931	-	10-May-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: 22 June 2023



**5/88 HERBERT STREET
MORNINGTON VIC 3931**

 3  2  2

Sold Price

\$878,000

Sold Date **08-Feb-23**

Distance

0.15km



**4/100 BELEURA HILL ROAD
MORNINGTON VIC 3931**

 3  2  2

Sold Price

^{RS} ^{UN}
-

Sold Date **10-May-23**

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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