

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

7/65 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

\$720,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$796,750

Property type

Unit

Suburb

Mornington

Period-from

01 Dec 2021

to

30 Nov 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

3/12 HAIG STREET MORNINGTON VIC 3931	\$740,000	14-Sep-22
2/100 MAXWELL STREET MORNINGTON VIC 3931	\$743,500	19-Jul-22
6/57 HERBERT STREET MORNINGTON VIC 3931	\$725,000	21-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: 19 December 2022



**3/12 HAIG STREET MORNINGTON
VIC 3931**

 3  1  2

Sold Price

\$740,000

Sold Date

14-Sep-22

Distance

0.52km



**2/100 MAXWELL STREET
MORNINGTON VIC 3931**

 3  2  1

Sold Price

\$743,500

Sold Date

19-Jul-22

Distance

1.9km



**6/57 HERBERT STREET
MORNINGTON VIC 3931**

 2  1  1

Sold Price

^{RS} **\$725,000**

Sold Date

21-Sep-22

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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