

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 TELFORD CLOSE 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Oct 2022

to

30 Sep 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

25 BOWMAN DRIVE MORNINGTON VIC 3931	\$880,000	08-Aug-23
57 BOWMAN DRIVE MORNINGTON VIC 3931	\$855,000	08-Jul-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: 26 October 2023



**25 BOWMAN DRIVE MORNINGTON
VIC 3931**

Sold Price

^{RS} **\$880,000** ^{UN}

Sold Date **08-Aug-23**

 3  2  2

Distance **0.59km**



**57 BOWMAN DRIVE MORNINGTON
VIC 3931**

Sold Price

\$855,000

Sold Date

08-Jul-23

 3  2  2

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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