

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

4/24 OAKLAND 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,500

Property type

Unit

Suburb

Mornington

Period-from

01 Aug 2021

to

31 Jul 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

8/49-53 SEPARATION STREET MORNINGTON VIC 3931	\$695,000	12-Feb-22
4/6 RUTH ROAD MORNINGTON VIC 3931	\$720,000	20-Jun-22
6/83 PRINCE STREET MORNINGTON VIC 3931	\$695,000	11-May-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: 03 August 2022



8/49-53 SEPARATION STREET MORNINGTON VIC 3931

 2  1  1

Sold Price **\$695,000** Sold Date **12-Feb-22**

Distance **0.69km**



4/6 RUTH ROAD MORNINGTON VIC 3931

 2  1  1

Sold Price ^{RS} **\$720,000** Sold Date **20-Jun-22**

Distance **0.74km**



6/83 PRINCE STREET MORNINGTON VIC 3931

 2  1  1

Sold Price **\$695,000** Sold Date **11-May-22**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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