

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

2/59 PRINCE 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2023

to

30 Jun 2024

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

5/53-55 NUNNS ROAD MORNINGTON VIC 3931	\$680,000	12-May-24
2/41 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$655,000	06-Mar-24

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.

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**5/53-55 NUNNS ROAD
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$680,000** Sold Date **12-May-24**

Distance **1.03km**



**2/41 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

 2  1  1

Sold Price **\$655,000** Sold Date **06-Mar-24**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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