

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

8 GREVILLEA COURT 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Aug 2023

to

31 Jul 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 JACANA STREET MORNINGTON VIC 3931	\$681,000	06-Apr-24
6 ADINA PLACE MORNINGTON VIC 3931	\$685,000	06-Mar-24
6 TALINGA COURT MORNINGTON VIC 3931	-	01-Jul-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.~~

This Statement of Information was prepared on: 07 August 2024

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5 JACANA STREET MORNINGTON VIC 3931

Sold Price

\$681,000

Sold Date **06-Apr-24**

 3  1  -

Distance **0.27km**



6 ADINA PLACE MORNINGTON VIC 3931

Sold Price

\$685,000

Sold Date **06-Mar-24**

 3  1  2

Distance **0.71km**



6 TALINGA COURT MORNINGTON VIC 3931

Sold Price

^{RS} ^{UN}
-

Sold Date **01-Jul-24**

 3  1  2

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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