

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

9 ROBERTSON DRIVE 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,137,500

Property type

Other

Suburb

Mornington

Period-from

01 Sep 2023

to

31 Aug 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
10 LINNET COURT MORNINGTON VIC 3931	\$660,000	15-Sep-24
7 ILLOWA STREET MORNINGTON VIC 3931	-	10-Aug-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: 17 September 2024

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**5 JACANA STREET MORNINGTON
VIC 3931**

 3  1  -

Sold Price

\$681,000

Sold Date **06-Apr-24**

Distance **0.28km**



**10 LINNET COURT MORNINGTON
VIC 3931**

 3  1  1

Sold Price

^{RS} **\$660,000**

Sold Date **15-Sep-24**

Distance **0.42km**



**7 ILLOWA STREET MORNINGTON
VIC 3931**

 3  1  2

Sold Price

^{RS UN}
-

Sold Date **10-Aug-24**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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