

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

4/6-8 ALAMEDA AVENUE 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

\$1,195,000

or range
between

&

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

163 OSBORNE DRIVE MOUNT MARTHA VIC 3934	\$1,075,000	01-May-24
26 DOROTHY CRESCENT MORNINGTON VIC 3931	\$1,150,000	20-Mar-24
2/810 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$1,240,000	23-Feb-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: 08 July 2024

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163 OSBORNE DRIVE MOUNT MARTHA VIC 3934

 3  2  2

Sold Price ^{RS} **\$1,075,000** Sold Date **01-May-24**

Distance **1.51km**



26 DOROTHY CRESCENT MORNINGTON VIC 3931

 3  2  2

Sold Price ^{RS} **\$1,150,000** Sold Date **20-Mar-24**

Distance **0.58km**



2/810 NEPEAN HIGHWAY MORNINGTON VIC 3931

 3  2  2

Sold Price **\$1,240,000** Sold Date **23-Feb-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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