

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

7 RUBY COVE 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

\$795,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,123,500

Property type

House

Suburb

Mornington

Period-from

01 Nov 2023

to

31 Oct 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

22 PAPERBARK DRIVE MOUNT MARTHA VIC 3934	\$795,000	29-Jun-24
9/70 HARRAP ROAD MOUNT MARTHA VIC 3934	\$820,000	12-Oct-24
27 ILLOWA STREET MORNINGTON VIC 3931	\$820,000	17-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: 25 November 2024

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**22 PAPERBARK DRIVE MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price

\$795,000

Sold Date

29-Jun-24

Distance

0.9km



**9/70 HARRAP ROAD MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price

^{RS} **\$820,000**

Sold Date

12-Oct-24

Distance

0.94km



**27 ILLOWA STREET MORNINGTON
VIC 3931**

 3  2  2

Sold Price

\$820,000

Sold Date

17-Jul-24

Distance

2.85km

RS = Recent sale

UN = Undisclosed Sale

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