

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

3 TARANNA 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Mar 2024

to

28 Feb 2025

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

8 ILLOWA STREET MORNINGTON VIC 3931	\$685,000	04-Dec-24
6 ELANORA COURT MORNINGTON VIC 3931	\$675,000	05-Feb-25
1032 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$760,000	11-Mar-25

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 March 2025

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**8 ILLOWA STREET MORNINGTON
VIC 3931**

Sold Price

\$685,000

Sold Date **04-Dec-24**
 2  1  2

Distance **0.05km**

**6 ELANORA COURT MORNINGTON
VIC 3931**

Sold Price

\$675,000

Sold Date **05-Feb-25**
 3  1  2

Distance **0.4km**

**1032 NEPEAN HIGHWAY
MORNINGTON VIC 3931**

Sold Price

^{RS} **\$760,000**

Sold Date **11-Mar-25**
 3  1  1

Distance **0.31km**
RS = Recent sale

UN = Undisclosed Sale

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