

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

2/2A MARINE 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

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Mornington

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/13 ALEXANDER AVENUE MORNINGTON VIC 3931	\$650,000	28-Oct-22
1/3 KARELLA CRESCENT MORNINGTON VIC 3931	\$675,000	23-Jan-23
5/47 NUNNS ROAD MORNINGTON VIC 3931	\$640,000	28-Oct-22

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: 16 March 2023



**2/13 ALEXANDER AVENUE
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$650,000** Sold Date **28-Oct-22**

Distance **0.27km**



**1/3 KARELLA CRESCENT
MORNINGTON VIC 3931**

 2  1  2

Sold Price **\$675,000** Sold Date **23-Jan-23**

Distance **0.7km**



**5/47 NUNNS ROAD MORNINGTON
VIC 3931**

 2  1  1

Sold Price **\$640,000** Sold Date **28-Oct-22**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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