

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

6 WARNER 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Mornington

Period-from

01 Jun 2023

to

31 May 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

8 EXFORD DRIVE MORNINGTON VIC 3931	\$900,000	11-Dec-23
18 HILLPARK DRIVE MORNINGTON VIC 3931	\$935,000	19-Mar-24
24 PARKHURST STREET MORNINGTON VIC 3931	\$940,000	18-Mar-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: 11 June 2024



8 EXFORD DRIVE MORNINGTON VIC 3931

 3  2  2

Sold Price

\$900,000

Sold Date

11-Dec-23

Distance

0.91km



18 HILLPARK DRIVE MORNINGTON VIC 3931

 3  2  2

Sold Price

^{RS} **\$935,000**

Sold Date

19-Mar-24

Distance

1.05km



24 PARKHURST STREET MORNINGTON VIC 3931

 3  2  2

Sold Price

\$940,000

Sold Date

18-Mar-24

Distance

2.45km

RS = Recent sale

UN = Undisclosed Sale

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