

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 LONGWOOD DRIVE 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

Land

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

32 BOWMAN DRIVE MORNINGTON VIC 3931

\$910,000

25-Nov-24

15 TINTAGEL WAY MORNINGTON VIC 3931

\$1,035,000

21-Oct-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.

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**32 BOWMAN DRIVE MORNINGTON
VIC 3931**

Sold Price

RS

\$910,000

Sold Date

25-Nov-24

4



2



2

Distance

0.19km**15 TINTAGEL WAY MORNINGTON
VIC 3931**

Sold Price

\$1,035,000

Sold Date

21-Oct-24

2



2



2

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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