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	9 MOONA 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	$1,350,000	&	$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$770,000	Property type	Unit	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
1/52 WILSONS ROAD MORNINGTON VIC 3931	$1,350,000	06-Jun-24
3/29 BALCOMBE STREET MORNINGTON VIC 3931	$1,500,000	25-Jun-24
5 PINE AVENUE MORNINGTON VIC 3931	$1,375,000	05-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: 19 November 2024

CONSUMER AFFAIRS VICTORIA

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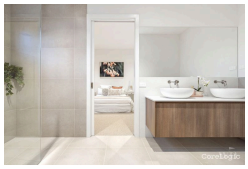


1/52 WILSONS ROAD MORNINGTON VIC 3931

3 2 2

Sold Price **$1,350,000** Sold Date **06-Jun-24**

Distance **0.4km**



3/29 BALCOMBE STREET MORNINGTON VIC 3931

3 2 2

Sold Price **$1,500,000** Sold Date **25-Jun-24**

Distance **1.43km**



5 PINE AVENUE MORNINGTON VIC 3931

3 2 -

Sold Price **$1,375,000** Sold Date **05-Jul-24**

Distance **0.79km**

RS = Recent sale **UN** = Undisclosed Sale

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