

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

7/4-6 ST CATHERINES COURT 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

\$625,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jul 2023

to

30 Jun 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

31/150 MORNINGTON-TYABB ROAD MORNINGTON VIC 3931	\$640,000	24-Mar-23
93/150 MORNINGTON-TYABB ROAD MORNINGTON VIC 3931	\$640,000	20-Jan-24
60/150 MORNINGTON-TYABB ROAD MORNINGTON VIC 3931	\$670,000	30-May-23

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: 30 July 2024

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**31/150 MORNINGTON-TYABB
ROAD MORNINGTON VIC 3931** 2  -  1Sold Price **\$640,000** Sold Date **24-Mar-23**Distance **0.25km****93/150 MORNINGTON-TYABB
ROAD MORNINGTON VIC 3931** 2  1  1Sold Price Sold Date **20-Jan-24**Distance **0.31km****60/150 MORNINGTON-TYABB
ROAD MORNINGTON VIC 3931** 2  -  1Sold Price **\$670,000** Sold Date **30-May-23**Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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