

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

4/17 LUCERNE 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

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

12/28 LUCERNE AVENUE MORNINGTON VIC 3931	\$645,000	23-Jul-24
1/949 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$595,000	24-Sep-24
3/57 HERBERT STREET MORNINGTON VIC 3931	\$605,000	31-May-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: 01 November 2024

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**12/28 LUCERNE AVENUE
MORNINGTON VIC 3931**

 2  2  1

Sold Price

\$645,000

Sold Date

23-Jul-24

Distance

0.16km



**1/949 NEPEAN HIGHWAY
MORNINGTON VIC 3931**

 2  1  1

Sold Price

^{RS} **\$595,000**

Sold Date

24-Sep-24

Distance

0.19km



**3/57 HERBERT STREET
MORNINGTON VIC 3931**

 2  1  1

Sold Price

\$605,000

Sold Date

31-May-24

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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