

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

8 ILLOWA STREET 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,123,500

Property type

House

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

21 ILLOWA STREET MORNINGTON VIC 3931	\$720,000	28-Aug-24
36 CARRAMAR STREET MORNINGTON VIC 3931	\$715,500	01-Jun-24
9 ORLANDA COURT MORNINGTON VIC 3931	\$695,000	25-Jun-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: 21 November 2024

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**21 ILLOWA STREET MORNINGTON
VIC 3931**

Sold Price

\$720,000

Sold Date

28-Aug-24

3



1



1

Distance

0.12km**36 CARRAMAR STREET
MORNINGTON VIC 3931**

Sold Price

\$715,500

Sold Date

01-Jun-24

3



1



-

Distance

0.44km**9 ORLANDA COURT MORNINGTON
VIC 3931**

Sold Price

\$695,000

Sold Date

25-Jun-24

3



1



-

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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