

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

2/41 OAKLAND 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

or range
between

\$740,000

&

\$780,000

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

4/23 SWANSEA GROVE MORNINGTON VIC 3931

\$770,000

28-Mar-24

4/28 WATERLOO PLACE MORNINGTON VIC 3931

\$800,000

15-Feb-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: 18 July 2024



**4/23 SWANSEA GROVE
MORNINGTON VIC 3931**

 2  1  2

Sold Price **\$770,000** Sold Date **28-Mar-24**

Distance **0.96km**



**4/28 WATERLOO PLACE
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$800,000** Sold Date **15-Feb-24**

Distance **1.49km**

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

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