

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

8A KING 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Apr 2021

to

31 Mar 2022

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

20A WELLINGTON STREET MORNINGTON VIC 3931	\$1,610,000	11-Mar-22
14 WILLIAMS ROAD MORNINGTON VIC 3931	\$1,480,000	10-Nov-21
15 NORTHCOTE TERRACE MORNINGTON VIC 3931	\$1,675,000	18-Jan-21

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: 29 April 2022



**20A WELLINGTON STREET
MORNINGTON VIC 3931**

 3  2  2

Sold Price ^{RS} **\$1,610,000** Sold Date **11-Mar-22**

Distance **0.54km**



**14 WILLIAMS ROAD MORNINGTON
VIC 3931**

 3  2  2

Sold Price **\$1,480,000** Sold Date **10-Nov-21**

Distance **0.57km**



**15 NORTHCOTE TERRACE
MORNINGTON VIC 3931**

 3  2  2

Sold Price **\$1,675,000** Sold Date **18-Jan-21**

Distance **-**



**18A QUEEN STREET MORNINGTON
VIC 3931**

 3  2  2

Sold Price **\$1,680,000** Sold Date **04-Mar-21**

Distance **-**

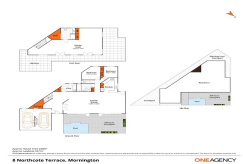


**63 QUEEN STREET MORNINGTON
VIC 3931**

 3  2  2

Sold Price **\$1,530,000** Sold Date **20-Aug-21**

Distance **-**



**8 NORTHCOTE TERRACE
MORNINGTON VIC 3931**

 4  2  2

Sold Price **\$1,800,000** Sold Date **14-Apr-21**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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1 FRANKLIN PLACE MORNINGTON VIC 3931

 4  2  3

Sold Price

\$1,700,000

Sold Date

10-Mar-22

Distance

0.62km



132A BARKLY STREET MORNINGTON VIC 3931

 4  3  2

Sold Price

- Sold Date

-

Distance

-



11 MURRAY STREET MORNINGTON VIC 3931

 3  2  2

Sold Price

^{RS} **\$1,250,000** ^{UN}

Sold Date

13-Mar-22

Distance

0.7km



1/42 QUEEN STREET MORNINGTON VIC 3931

 3  2  2

Sold Price

^{RS} **\$2,375,000**

Sold Date

19-Mar-22

Distance

0.08km



49 BARKLY STREET MORNINGTON VIC 3931

 3  2  2

Sold Price

\$2,210,000

Sold Date

15-Jan-22

Distance

0.39km



41 QUEEN STREET MORNINGTON VIC 3931

 2  2  2

Sold Price

^{RS} **\$1,605,200**

Sold Date

17-Feb-22

Distance

0.11km

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UN = Undisclosed Sale

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**23 BARKLY STREET MORNINGTON
VIC 3931**

Sold Price

^{RS} **\$1,790,000**

Sold Date

18-Mar-22

 3  2  2

Distance

0.29km

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

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