

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

3/9 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$756,250

Property type

Unit

Suburb

Mornington

Period-from

01 Aug 2021

to

31 Jul 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

1/12 LUCERNE AVENUE MORNINGTON VIC 3931	\$980,500	16-Jul-22
3/12 LUCERNE AVENUE MORNINGTON VIC 3931	\$925,000	20-Apr-22
2/16 LUCERNE AVENUE MORNINGTON VIC 3931	\$935,000	30-Nov-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: 28 August 2022

**1/12 LUCERNE AVENUE
 MORNINGTON VIC 3931**

 4  2  2

Sold Price

^{RS} **\$980,500**

Sold Date

16-Jul-22

Distance

0.08km

**3/12 LUCERNE AVENUE
 MORNINGTON VIC 3931**

 3  2  2

Sold Price

\$925,000

Sold Date

20-Apr-22

Distance

0.11km



**2/16 LUCERNE AVENUE
 MORNINGTON VIC 3931**

 3  2  2

Sold Price

\$935,000

Sold Date

30-Nov-21

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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