

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

1/100 TANTI 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,500

Property type

Unit

Suburb

Mornington

Period-from

01 Sep 2021

to

31 Aug 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

4/22 MARINE AVENUE MORNINGTON VIC 3931	\$600,000	25-Jan-22
2/9 BRENT STREET MORNINGTON VIC 3931	\$620,000	14-Dec-21
2/2 BEACH GROVE MORNINGTON VIC 3931	\$650,000	23-Jul-22

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 September 2022



**4/22 MARINE AVENUE
 MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$600,000** Sold Date **25-Jan-22**

Distance **1.04km**



**2/9 BRENT STREET MORNINGTON
 VIC 3931**

 2  1  1

Sold Price **\$620,000** Sold Date **14-Dec-21**

Distance **1.24km**



**2/2 BEACH GROVE MORNINGTON
 VIC 3931**

 2  1  1

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **23-Jul-22**

Distance **1.03km**

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

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