

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

9 PORTRUSH GROVE 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

\$1,700,000

&

\$1,870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$793,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2022

to

31 Dec 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

71 WILSONS ROAD MORNINGTON VIC 3931	\$1,700,000	11-Nov-22
20A PRINCE STREET MORNINGTON VIC 3931	\$1,900,000	02-Dec-22
8 STRACHANS ROAD MORNINGTON VIC 3931	\$1,900,000	16-Nov-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: 25 January 2023



**71 WILSONS ROAD MORNINGTON
VIC 3931**

 3  2  2

Sold Price

\$1,700,000

Sold Date

11-Nov-22

Distance

1.14km



**20A PRINCE STREET
MORNINGTON VIC 3931**

 3  -  -

Sold Price

\$1,900,000

Sold Date

02-Dec-22

Distance

0.4km



**8 STRACHANS ROAD
MORNINGTON VIC 3931**

 4  2  2

Sold Price

^{RS} **\$1,900,000**

Sold Date

16-Nov-22

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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