

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

6/21-27 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2022

to

31 May 2023

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

4/45 YORK STREET MORNINGTON VIC 3931	\$740,000	18-Mar-23
1/31-33 HAMPDEN STREET MORNINGTON VIC 3931	\$790,000	21-Mar-23
3/22 BEATTY PARADE MORNINGTON VIC 3931	\$750,000	29-Apr-23

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: 27 June 2023



**4/45 YORK STREET MORNINGTON
VIC 3931**

Sold Price

\$740,000

Sold Date

18-Mar-23

 2

 1

 1

Distance

1.43km



**1/31-33 HAMPDEN STREET
MORNINGTON VIC 3931**

Sold Price

\$790,000

Sold Date

21-Mar-23

 2

 1

 1

Distance

1.14km



**3/22 BEATTY PARADE
MORNINGTON VIC 3931**

Sold Price

^{RS} **\$750,000**

Sold Date

29-Apr-23

 2

 1

 1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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