

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 SHEARWATER COURT 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Mornington

Period-from

01 Jun 2024

to

31 May 2025

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

24 TARANNA STREET MORNINGTON VIC 3931

\$841,000

24-May-25

31 CURRAWONG STREET MORNINGTON VIC 3931

\$835,000

28-Apr-25

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.

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**24 TARANNA STREET
MORNINGTON VIC 3931** 3  1  1

Sold Price

^{RS}**\$841,000**

Sold Date

24-May-25

Distance

0.75km**31 CURRAWONG STREET
MORNINGTON VIC 3931** 3  1  3

Sold Price

^{RS}**\$835,000**^{UN}

Sold Date

28-Apr-25

Distance

0.63km**RS** = Recent sale**UN** = Undisclosed Sale

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