

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

1/6 ELIZABETH STREET 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2024

to

31 Mar 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

1/42 HAMPDEN STREET MORNINGTON VIC 3931	\$690,000	12-Feb-25
10 TILLER WALK MORNINGTON VIC 3931	\$690,000	15-Jan-25
4/6 ELIZABETH STREET MORNINGTON VIC 3931	\$710,000	28-Nov-24

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: 22 April 2025

Keith Burns

P 0359757733

M 0416079401

E keith.b@obriensrealestate.com.au



**1/42 HAMPDEN STREET
MORNINGTON VIC 3931**

 2  1  1

Sold Price

^{RS}

\$690,000

Sold Date

12-Feb-25

Distance

0.58km



**10 TILLER WALK MORNINGTON
VIC 3931**

 2  2  1

Sold Price

\$690,000

Sold Date

15-Jan-25

Distance

0.8km



**4/6 ELIZABETH STREET
MORNINGTON VIC 3931**

 3  1  1

Sold Price

\$710,000

Sold Date

28-Nov-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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