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	1A CHANNEL 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	$1,795,000	&	$1,965,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,180,000	Property type	Land	Suburb	Mornington
Period-from	01 Oct 2021	to	30 Sep 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
2 WHITBY STREET MORNINGTON VIC 3931	$2,375,000	30-Apr-22
5 BATH STREET MORNINGTON VIC 3931	$2,260,000	09-Jul-22
11 FLAME TREE GROVE MORNINGTON VIC 3931	$2,300,000	13-Aug-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: 26 October 2022

McEWING & PARTNERS

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2 WHITBY STREET MORNINGTON VIC 3931

4 2 2

Sold Price **$2,375,000** Sold Date **30-Apr-22**

Distance **0.59km**



5 BATH STREET MORNINGTON VIC 3931

3 2 2

Sold Price **$2,260,000** Sold Date **09-Jul-22**

Distance **0.61km**



11 FLAME TREE GROVE MORNINGTON VIC 3931

3 2 2

Sold Price RS **$2,300,000** UN Sold Date **13-Aug-22**

Distance **0.81km**

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

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