

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

3/6 SPRAY 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

\$620,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2024

to

31 Jan 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

| | | |
|---|-----------|-----------|
| 6/65 HERBERT STREET MORNINGTON VIC 3931 | \$625,000 | 07-Dec-24 |
| 5/60 TANTI AVENUE MORNINGTON VIC 3931 | \$620,000 | 08-Dec-24 |
| 7/57 HERBERT STREET MORNINGTON VIC 3931 | \$645,000 | 31-Oct-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: 24 February 2025

Daniel Gatt

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**6/65 HERBERT STREET
MORNINGTON VIC 3931**

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Sold Price **\$625,000** Sold Date **07-Dec-24**Distance **0.65km****5/60 TANTI AVENUE
MORNINGTON VIC 3931**

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Sold Price ^{RS} **\$620,000** Sold Date **08-Dec-24**Distance **0.65km****7/57 HERBERT STREET
MORNINGTON VIC 3931**

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Sold Price **\$645,000** Sold Date **31-Oct-24**Distance **0.69km****RS** = Recent sale**UN** = Undisclosed Sale

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