

## 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

4/5 BEATTY PARADE MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2023

to

31 May 2024

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

1/4-6 CAMPBELL GROVE MORNINGTON VIC 3931	\$533,500	04-Feb-24
3/5 BARKLY STREET MORNINGTON VIC 3931	\$500,000	13-Jan-24
2/811 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$510,000	21-Feb-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: 05 June 2024

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**1/4-6 CAMPBELL GROVE  
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$533,500** Sold Date **04-Feb-24**

Distance **0.24km**



**3/5 BARKLY STREET  
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$500,000** Sold Date **13-Jan-24**

Distance **1.02km**



**2/811 NEPEAN HIGHWAY  
MORNINGTON VIC 3931**

 2  1  1

Sold Price **\$510,000** Sold Date **21-Feb-24**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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