

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 BEN DRIVE 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,132,000

Property type

House

Suburb

Mornington

Period-from

01 Feb 2022

to

31 Jan 2023

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

17 MOONRISE PLACE MORNINGTON VIC 3931	-	10-Feb-23
22 SUMMERFIELD DRIVE MORNINGTON VIC 3931	\$1,430,000	02-Sep-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: 23 February 2023



**17 MOONRISE PLACE
MORNINGTON VIC 3931**

 4  2  2

Sold Price

RS - UN

Sold Date **10-Feb-23**

Distance **1.03km**



**22 SUMMERFIELD DRIVE
MORNINGTON VIC 3931**

 4  2  2

Sold Price

\$1,430,000 Sold Date **02-Sep-22**

Distance **1.13km**

RS = Recent sale UN = Undisclosed Sale

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