

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

8 EXFORD 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

\$870,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Nov 2022

to

31 Oct 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

39A EXFORD DRIVE MORNINGTON VIC 3931	\$885,000	30-Oct-23
6 HILLRISE COURT MORNINGTON VIC 3931	\$912,500	25-Oct-23

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: 28 November 2023



39A EXFORD DRIVE MORNINGTON VIC 3931 Sold Price

^{RS} **\$885,000** Sold Date **30-Oct-23**

 3  2  1

Distance **0.29km**



6 HILLRISE COURT MORNINGTON VIC 3931 Sold Price

^{RS} **\$912,500** Sold Date **25-Oct-23**

 3  1  -

Distance **0.51km**

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

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