

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

34 BELEURA HILL ROAD 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

\$1,650,000

&

\$1,815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

House

Suburb

Mornington

Period-from

01 Oct 2023

to

30 Sep 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

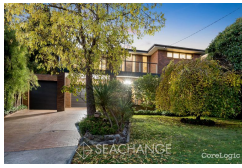
Date of sale

1 WARNER AVENUE MORNINGTON VIC 3931	\$1,520,000	20-May-24
28 JOHN ROWELL LANE MORNINGTON VIC 3931	\$1,561,000	12-Oct-24
17 JACARANDA CRESCENT MORNINGTON VIC 3931	\$2,080,000	12-Aug-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: 30 October 2024



1 WARNER AVENUE MORNINGTON VIC 3931

Sold Price

\$1,520,000

Sold Date **20-May-24**



3



3



5

Distance

0.46km



28 JOHN ROWELL LANE MORNINGTON VIC 3931

Sold Price

^{RS} **\$1,561,000**

Sold Date **12-Oct-24**



4



2



2

Distance

0.47km



17 JACARANDA CRESCENT MORNINGTON VIC 3931

Sold Price

^{RS} **\$2,080,000** ^{UN}

Sold Date **12-Aug-24**



5



3



2

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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