

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 ANTONY 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

\$1,250,000

&

\$1,370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

House

Suburb

Mornington

Period-from

01 May 2023

to

30 Apr 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

27 SAMANTHA DRIVE MORNINGTON VIC 3931	\$1,200,000	02-May-24
27 LYNN CLOSE MORNINGTON VIC 3931	\$1,265,000	08-May-24
25 SAMANTHA DRIVE MORNINGTON VIC 3931	\$1,540,000	18-Mar-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.~~

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27 SAMANTHA DRIVE
MORNINGTON VIC 3931

3 2 2

Sold Price ^{RS} \$1,200,000 Sold Date 02-May-24

Distance 0.4km



27 LYNN CLOSE MORNINGTON VIC 3931

4 2 4

Sold Price ^{RS} \$1,265,000 Sold Date 08-May-24

Distance 0.96km



25 SAMANTHA DRIVE
MORNINGTON VIC 3931

2 2 2

Sold Price \$1,540,000 Sold Date 18-Mar-24

Distance 0.39km

RS = Recent sale UN = Undisclosed Sale

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