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

14a King Georges Avenue, Mornington Vic 3931

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$1,850,000		&		\$1,950,000			
Median sale p	rice							
Median price	\$1,200,000	Pro	operty Type	Том	nhouse		Suburb	Mornington
Period - From	12/01/2023	to	11/01/2024		Sc	ource	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	45 Gleneagles Av MORNINGTON 3931	\$1,950,000	21/09/2023
2	1 Nelson St MORNINGTON 3931	\$1,890,000	28/10/2023
3	17a Mitchell St MORNINGTON 3931	\$1,880,000	21/11/2023

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 six months.

This Statement of Information was prepared on:

12/01/2024 10:06

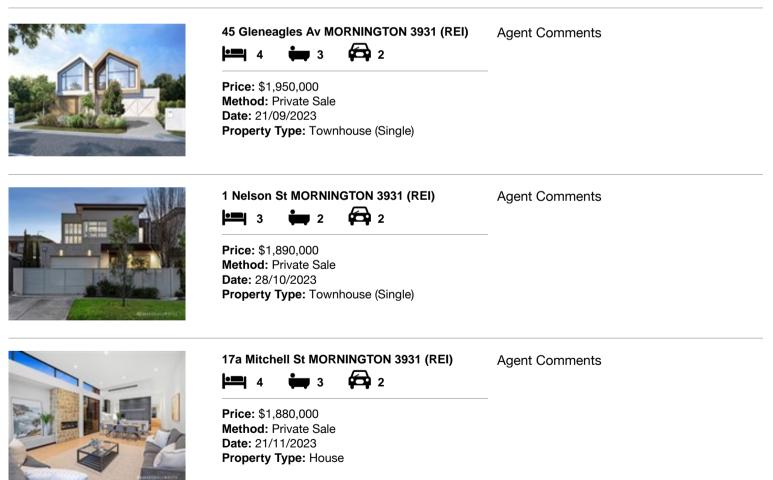






Rooms: 2 Property Type: Townhouse Land Size: 380 sqm approx Agent Comments Indicative Selling Price \$1,850,000 - \$1,950,000 Median Townhouse Price 12/01/2023 - 11/01/2024: \$1,200,000

Comparable Properties



Account - Marshall White | P: 03 9822 9999





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