

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 consumer.vic.gov.au/underquoting

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$1,200,000 Property Type Townhouse Suburb Mornington

Period - From 12/01/2023 to 11/01/2024 Source 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.

	Address 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



45 Gleneagles Av MORNINGTON 3931 (REI)

[Agent Comments](#)



Price: \$1,950,000
Method: Private Sale
Date: 21/09/2023
Property Type: Townhouse (Single)



1 Nelson St MORNINGTON 3931 (REI)

[Agent Comments](#)



Price: \$1,890,000
Method: Private Sale
Date: 28/10/2023
Property Type: Townhouse (Single)



17a Mitchell St MORNINGTON 3931 (REI)

[Agent Comments](#)



Price: \$1,880,000
Method: Private Sale
Date: 21/11/2023
Property Type: House