

# 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

18 Marchington Avenue, Mornington Vic 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,650,000 & \$2,850,000

### Median sale price

Median price \$1,101,056 Property Type House Suburb Mornington

Period - From 01/10/2022 to 30/09/2023 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	6A Morven St MORNINGTON 3931	\$2,730,000	31/07/2023
2			
3			

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.

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**Property Type:** House (Res)

**Land Size:** 416 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,650,000 - \$2,850,000

**Median House Price**

Year ending September 2023: \$1,101,056

## Comparable Properties



**6A Morven St MORNINGTON 3931 (REI/VG)**

**Agent Comments**

 3  -  -

**Price:** \$2,730,000

**Method:** Private Sale

**Date:** 31/07/2023

**Property Type:** House (Res)

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.

**Account - Marshall White** | P: 03 9822 9999