

# 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 1/6 Tasma Lane, Mornington, VIC 3931

### Indicative selling price

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

Price Range

\$795,000

&

\$870,000

### Median sale price

Median price

\$755,500

Property Type

Unit

Suburb

Mornington (3931)

Period - From

01/07/2023

to

30/06/2024

Source

Pricefinder

### Comparable property sales

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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

1/22 MARINE AVENUE, MORNINGTON VIC 3931	\$615,000	30/07/2024
3/42 HAMPDEN STREET, MORNINGTON VIC 3931	\$690,000	29/07/2024
3/28 WELLINGTON STREET, MORNINGTON VIC 3931	\$790,000	31/05/2024

This Statement of Information was prepared on: 08/08/2024