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	4/106 Beleura Hill Road, Mornington Vic 3931
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

	Range between	\$660,000	&	\$680,000
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Median sale price

Median price	\$857,500	Pro	perty Type Un	it		Suburb	Mornington
Period - From	01/01/2023	to	31/12/2023	So	urce	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

Ad	dress of comparable property	Price	Date of sale
1	2/3 Wills St MORNINGTON 3931	\$680,000	11/12/2023
2	4/92 Herbert St MORNINGTON 3931	\$670,000	09/08/2023
3	1/25 Beatty Pde MORNINGTON 3931	\$662,500	06/10/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/01/2024 14:56









Property Type: Unit **Agent Comments**

Indicative Selling Price \$660,000 - \$680,000 **Median Unit Price** Year ending December 2023: \$857,500

Comparable Properties



2/3 Wills St MORNINGTON 3931 (REI)



Price: \$680,000 Method: Private Sale Date: 11/12/2023 Property Type: Unit

Agent Comments

4/92 Herbert St MORNINGTON 3931 (VG)





Price: \$670,000 Method: Sale Date: 09/08/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



1/25 Beatty Pde MORNINGTON 3931 (REI/VG)

Price: \$662,500 Method: Private Sale Date: 06/10/2023 Property Type: Unit

Land Size: 210 sqm approx

Account - Marshall White | P: 03 9822 9999





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