

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

4/106 Beleura Hill Road, Mornington Vic 3931

Indicative selling price

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

Range between \$660,000 & \$680,000

Median sale price

Median price \$857,500 Property Type Unit Suburb Mornington

Period - From 01/01/2023 to 31/12/2023 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	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 comparable properties 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



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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)

Agent Comments

2 1 1

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

4/92 Herbert St MORNINGTON 3931 (VG)

Agent Comments

1 - -

Price: \$670,000
Method: Sale
Date: 09/08/2023
Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

2 1 1

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