## 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

3 Cranswick Court, Mornington Vic 3931

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$1,220,000	Pro	operty Type	Hou	se		Suburb	Mornington
Period - From	01/10/2023	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.

Ade	dress of comparable property	Price	Date of sale
1	30 Noah CI MORNINGTON 3931	\$1,110,000	12/12/2023
2	72 Hyperno Way MOUNT MARTHA 3934	\$1,085,000	30/12/2023
3	11 Scenic Ct MOUNT MARTHA 3934	\$997,500	28/11/2023

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:

23/01/2024 13:42







Property Type: House (Previously Occupied - Detached) Land Size: 709 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price December quarter 2023: \$1,220,000

# **Comparable Properties**



30 Noah CI MORNINGTON 3931 (REI)



Price: \$1,110,000 Method: Private Sale Date: 12/12/2023 Property Type: House (Res) Agent Comments



72 Hyperno Way MOUNT MARTHA 3934 (REI) Agent Comments



Price: \$1,085,000 Method: Private Sale Date: 30/12/2023 Property Type: House Land Size: 648 sqm approx

11 Scenic Ct MOUNT MARTHA 3934 (REI)



Agent Comments

Price: \$997,500 Method: Private Sale Date: 28/11/2023 Property Type: House Land Size: 712 sqm approx

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



propertydata

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