

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 consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Mornington

Period - From 01/10/2023 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	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



4 2 1

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)

[Agent Comments](#)

4 2 2

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



72 Hyperno Way MOUNT MARTHA 3934 (REI)

[Agent Comments](#)

4 2 2

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](#)

3 1 2

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