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

24a Sunningdale Avenue, Mornington Vic 3931

Indicative selling price

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

Range between | $1,875,000 | & | $1,975,000

Median sale price

Median price | $1,101,056 | Property Type | House | Suburb | Mornington

Period - From | 01/10/2022 | to | 30/09/2023 | 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	45 Gleneagles Av MORNINGTON 3931	$1,950,000	21/09/2023
2	1 Nelson St MORNINGTON 3931	$1,890,000	28/10/2023
3	17a Mitchell St MORNINGTON 3931	$1,880,000	21/11/2023

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: | 09/01/2024 15:39

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Property Type: Townhouse
Land Size: 338 approx. sqm approx

Agent Comments

Indicative Selling Price
$1,875,000 - $1,975,000
Median House Price
Year ending September 2023: $1,101,056

Comparable Properties

45 Gleneagles Av MORNINGTON 3931 (REI)

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Price: $1,950,000
Method: Private Sale
Date: 21/09/2023
Property Type: Townhouse (Single)

Agent Comments

1 Nelson St MORNINGTON 3931 (REI)

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Price: $1,890,000
Method: Private Sale
Date: 28/10/2023
Property Type: Townhouse (Single)

Agent Comments

17a Mitchell St MORNINGTON 3931 (REI)

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Price: $1,880,000
Method: Private Sale
Date: 21/11/2023
Property Type: House

Agent Comments

Account - Marshall White | P: 03 9822 9999