# 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

1/4 Beach Grove, Mornington Vic 3931

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,575,000		&		\$1,675,000			
Median sale p	rice							
Median price	\$1,150,000	Pro	operty Type	Hou	se		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.

Ade	dress of comparable property	Price	Date of sale
1	1a Johns Rd MORNINGTON 3931	\$1,655,000	23/08/2023
2	46a Hampden St MORNINGTON 3931	\$1,630,000	17/11/2023
3	2d Turnbull St MORNINGTON 3931	\$1,620,000	17/08/2023

OR

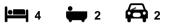
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

19/01/2024 13:27







**Property Type:** Townhouse (Single) Agent Comments Indicative Selling Price \$1,575,000 - \$1,675,000 Median House Price Year ending December 2023: \$1,150,000

# **Comparable Properties**



1a Johns Rd MORNINGTON 3931 (REI/VG)



Price: \$1,655,000 Method: Private Sale Date: 23/08/2023 Property Type: House Land Size: 451 sqm approx

46a Hampden St MORNINGTON 3931 (REI)

Agent Comments

Agent Comments





Price: \$1,630,000 Method: Private Sale Date: 17/11/2023 Property Type: House (Res) Land Size: 365 sqm approx

2d Turnbull St MORNINGTON 3931 (REI)



Agent Comments



Price: \$1,620,000 Method: Private Sale Date: 17/08/2023 Property Type: Townhouse (Single)

Account - Marshall White | P: 03 9822 9999





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