

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 consumer.vic.gov.au/underquoting

Range between \$1,575,000

&

\$1,675,000

Median sale price

Median price \$1,150,000

Property Type House

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	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



4
 2
 2

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)

Agent Comments

4
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 4

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

4
 2
 1

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

3
 2
 2

Price: \$1,620,000

Method: Private Sale

Date: 17/08/2023

Property Type: Townhouse (Single)