

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

2 JACANA STREET MORNINGTON VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

3 THOMAS STREET MORNINGTON VIC 3931	\$696,000	13-May-23
6 ALLISON STREET MORNINGTON VIC 3931	\$655,000	17-Jun-23
6 CARRAMAR STREET MORNINGTON VIC 3931	\$696,000	03-May-23

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 6 months.~~

This Statement of Information was prepared on: 30 August 2023

**3 THOMAS STREET MORNINGTON
VIC 3931**

3 2 2

Sold Price

\$696,000

Sold Date

13-May-23

Distance

0.56km**6 ALLISON STREET MORNINGTON
VIC 3931**

3 1 2

Sold Price

\$655,000

Sold Date

17-Jun-23

Distance

0.38km**6 CARRAMAR STREET
MORNINGTON VIC 3931**

3 1 2

Sold Price

\$696,000

Sold Date

03-May-23

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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