## 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

6/32 Adelaide Street, Mornington Vic 3931

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$630,000		&		\$680,000			
Median sale price								
Median price	\$816,500	Pro	operty Type	Unit			Suburb	Mornington
Period - From	09/10/2022	to	08/10/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	1/15 Napier St MORNINGTON 3931	\$716,800	26/09/2023
2	7/4-10 Napier St MORNINGTON 3931	\$650,000	26/07/2023
3	2/15 Brent St MORNINGTON 3931	\$630,000	10/07/2023

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:

09/10/2023 08:28







**Property Type:** Unit Agent Comments

Indicative Selling Price \$630,000 - \$680,000 Median Unit Price 09/10/2022 - 08/10/2023: \$816,500

# **Comparable Properties**

1/15 Napier St MORNINGTON 3931 (REI)   1	Agent Comments
7/4-10 Napier St MORNINGTON 3931 (REI) 2 1 1 1 Price: \$650,000 Method: Private Sale Date: 26/07/2023 Property Type: Unit Land Size: 180 sqm approx	Agent Comments
2/15 Brent St MORNINGTON 3931 (REI/VG) 2 1 1 1 1 Price: \$630,000 Method: Private Sale Date: 10/07/2023 Property Type: Unit	Agent Comments

#### Account - Marshall White | P: 03 9822 9999



propertydata

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