

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 between \$630,000 & \$680,000

Median sale price

Median price \$816,500 Property Type Unit Suburb Mornington

Period - From 09/10/2022 to 08/10/2023 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 | 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



2 1 1

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)

Agent Comments

2 1 1

Price: \$716,800

Method: Private Sale

Date: 26/09/2023

Property Type: Unit



7/4-10 Napier St MORNINGTON 3931 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 26/07/2023

Property Type: Unit

Land Size: 180 sqm approx



2/15 Brent St MORNINGTON 3931 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 10/07/2023

Property Type: Unit

Account - Marshall White | P: 03 9822 9999