

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 9a Marchington Avenue, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,600,000 & \$3,900,000

Median sale price

Median price \$1,130,000 Property Type House Suburb Mornington

Period - From 01/01/2024 to 31/12/2024 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	21 Beleura Hill Rd MORNINGTON 3931	\$3,900,000	07/11/2024
2			
3			

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.

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,600,000 - \$3,900,000

Median House Price

Year ending December 2024: \$1,130,000

Comparable Properties



21 Beleura Hill Rd MORNINGTON 3931 (REI)

Agent Comments

5 3 2

Price: \$3,900,000

Method: Sold Before Auction

Date: 07/11/2024

Property Type: House (Res)

Land Size: 1226 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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