

## 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

3/41 VAN NESS AVENUE MORNINGTON VIC 3931

### Indicative selling price

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

Single Price

or range  
between

\$760,000

&

\$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Mornington

Period-from

01 Feb 2024

to

31 Jan 2025

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

4/26 MAXWELL STREET MORNINGTON VIC 3931	\$750,000	25-Nov-24
4/10 VAN NESS AVENUE MORNINGTON VIC 3931	\$800,000	10-Sep-24
9 SEAVIEW AVENUE MORNINGTON VIC 3931	\$850,000	03-Oct-24

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: 24 February 2025



**4/26 MAXWELL STREET  
MORNINGTON VIC 3931**

 3  2  2

Sold Price <sup>RS</sup> **\$750,000** Sold Date **25-Nov-24**

Distance **0.65km**



**4/10 VAN NESS AVENUE  
MORNINGTON VIC 3931**

 3  2  2

Sold Price **\$800,000** Sold Date **10-Sep-24**

Distance **0.32km**



**9 SEAVIEW AVENUE  
MORNINGTON VIC 3931**

 3  2  2

Sold Price **\$850,000** Sold Date **03-Oct-24**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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