

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

6/110 BUNGOWER ROAD 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

\$680,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Mornington

Period-from

01 Sep 2022

to

31 Aug 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

23/110 BUNGOWER ROAD MORNINGTON VIC 3931	\$725,000	24-Oct-22
46/110 BUNGOWER ROAD MORNINGTON VIC 3931	-	04-Jul-23
6/21-27 LUCERNE AVENUE MORNINGTON VIC 3931	\$770,000	05-Aug-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: 13 September 2023

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**23/110 BUNGOWER ROAD
MORNINGTON VIC 3931**

3 2 2

Sold Price **\$725,000** Sold Date **24-Oct-22**

Distance **0.11km**



**46/110 BUNGOWER ROAD
MORNINGTON VIC 3931**

3 2 2

Sold Price ^{RS} - ^{UN} Sold Date **04-Jul-23**

Distance **0.13km**



**6/21-27 LUCERNE AVENUE
MORNINGTON VIC 3931**

2 1 1

Sold Price ^{RS} **\$770,000** Sold Date **05-Aug-23**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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