

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

4/35 VAN NESS AVENUE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

Unit

Suburb

Mornington

Period-from

01 Jun 2024

to

31 May 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

3/41 VAN NESS AVENUE MORNINGTON VIC 3931	\$828,000	11-Apr-25
2/40 ALAMEDA AVENUE MORNINGTON VIC 3931	\$690,000	04-Dec-24
5/7 CAROL STREET MORNINGTON VIC 3931	\$775,000	05-Apr-25

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: 04 June 2025



**3/41 VAN NESS AVENUE
MORNINGTON VIC 3931**

3 2 -

Sold Price

^{RS}

\$828,000

Sold Date

11-Apr-25

Distance

0.06km



**2/40 ALAMEDA AVENUE
MORNINGTON VIC 3931**

3 2 2

Sold Price

\$690,000

Sold Date

04-Dec-24

Distance

0.1km



**5/7 CAROL STREET MORNINGTON
VIC 3931**

3 2 2

Sold Price

\$775,000

Sold Date

05-Apr-25

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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