

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

3/20 BEATTY PARADE 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

\$760,000

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

2/16 BEATTY PARADE MORNINGTON VIC 3931	-	05-May-25
3/19 HAIG STREET MORNINGTON VIC 3931	\$730,000	30-May-24
1/15 BEATTY PARADE MORNINGTON VIC 3931	\$670,000	18-Apr-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: 27 June 2025



2/16 BEATTY PARADE MORNINGTON VIC 3931

2 1 1

Sold Price

RS - UN

Sold Date **05-May-25**

Distance **0.04km**



3/19 HAIG STREET MORNINGTON VIC 3931

2 1 2

Sold Price

\$730,000

Sold Date **30-May-24**

Distance **0.06km**



1/15 BEATTY PARADE MORNINGTON VIC 3931

2 1 2

Sold Price

\$670,000

Sold Date **18-Apr-24**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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