

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

6/30-32 OAKLAND STREET 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Apr 2024

to

31 Mar 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

4/14 OAKLAND STREET MORNINGTON VIC 3931	\$640,000	17-Jan-25
1/20 ALAMEDA AVENUE MORNINGTON VIC 3931	\$595,000	08-Feb-25
2/3 RUTH ROAD MORNINGTON VIC 3931	\$685,000	07-Mar-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: 29 April 2025

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**4/14 OAKLAND STREET
MORNINGTON VIC 3931**

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Sold Price **\$640,000** Sold Date **17-Jan-25**Distance **0.16km****1/20 ALAMEDA AVENUE
MORNINGTON VIC 3931**

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Sold Price **\$595,000** Sold Date **08-Feb-25**Distance **0.21km****2/3 RUTH ROAD MORNINGTON VIC
3931**

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Sold Price **\$685,000** Sold Date **07-Mar-25**Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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