

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 CARNOUSTIE GROVE 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Jun 2021

to

31 May 2022

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

| | | |
|--|-------------|-----------|
| 43A BENTONS ROAD MORNINGTON VIC 3931 | \$1,524,500 | 20-Apr-22 |
| 8B BIRDROCK AVENUE MOUNT MARTHA VIC 3934 | \$1,625,000 | 30-May-22 |
| 46 NUNNS ROAD MORNINGTON VIC 3931 | \$1,625,000 | 05-Apr-22 |

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: 08 June 2022



**43A BENTONS ROAD
MORNINGTON VIC 3931**

 3  2  2

Sold Price ^{RS} **\$1,524,500** Sold Date **20-Apr-22**

Distance **0.39km**



**8B BIRDROCK AVENUE MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price ^{RS} **\$1,625,000** ^{UN} Sold Date **30-May-22**

Distance **0.97km**



**46 NUNNS ROAD MORNINGTON
VIC 3931**

 3  2  2

Sold Price **\$1,625,000** Sold Date **05-Apr-22**

Distance **1.4km**

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

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