

## 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

37 CARNOUSTIE GROVE MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,050,000

&

\$2,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

House

Suburb

Mornington

Period-from

01 Feb 2023

to

31 Jan 2024

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

18A PRINCE STREET MORNINGTON VIC 3931	\$2,160,000	08-Aug-23
7A FLEMING STREET MORNINGTON VIC 3931	\$2,275,000	11-Dec-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.

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**18A PRINCE STREET MORNINGTON VIC 3931** Sold Price **\$2,160,000** Sold Date **08-Aug-23**

4 2 2

Distance **0.4km**



**7A FLEMING STREET MORNINGTON VIC 3931** Sold Price <sup>RS</sup> **\$2,275,000** Sold Date **11-Dec-23**

4 2 3

Distance **1.53km**

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

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