

## 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

19 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

\$1,185,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Mornington

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/14 HAIG STREET MORNINGTON VIC 3931	\$1,220,000	30-Oct-23
1/62 BELEURA HILL ROAD MORNINGTON VIC 3931	\$1,200,000	19-Oct-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.

This Statement of Information was prepared on: 24 November 2023



1/14 HAIG STREET MORNINGTON  
VIC 3931

 3  2  -

Sold Price <sup>RS</sup> \$1,220,000 Sold Date **30-Oct-23**

Distance **2.04km**



1/62 BELEURA HILL ROAD  
MORNINGTON VIC 3931

 3  2  2

Sold Price <sup>RS</sup> \$1,200,000 Sold Date **19-Oct-23**

Distance **2.91km**

RS = Recent sale

UN = Undisclosed Sale

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