

# 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 28 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)

Range between \$1,950,000 & \$2,145,000

### Median sale price

Median price \$1,190,000 Property Type House Suburb Mornington

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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 six 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	39 Prince St MORNINGTON 3931	\$2,225,000	03/04/2024
2	18 Prince St MORNINGTON 3931	\$2,200,000	05/02/2024
3	47 Gleneagles Av MORNINGTON 3931	\$1,940,000	20/01/2024

**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 six months.~~

This Statement of Information was prepared on: 16/04/2024 14:31



4   
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 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**  
 \$1,950,000 - \$2,145,000  
**Median House Price**  
 March quarter 2024: \$1,190,000

## Comparable Properties



**39 Prince St MORNINGTON 3931 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$2,225,000

**Method:** Private Sale

**Date:** 03/04/2024

**Property Type:** Townhouse (Single)



**18 Prince St MORNINGTON 3931 (REI)**

Agent Comments

4   
 2   
 4

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 05/02/2024

**Property Type:** Townhouse (Single)

**Land Size:** 277 sqm approx



**47 Gleneagles Av MORNINGTON 3931 (REI)**

Agent Comments

3   
 2   
 2

**Price:** \$1,940,000

**Method:** Private Sale

**Date:** 20/01/2024

**Property Type:** Townhouse (Single)

Account - Marshall White | P: 03 9822 9999