

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

30 Karina Street, Mornington Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

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.

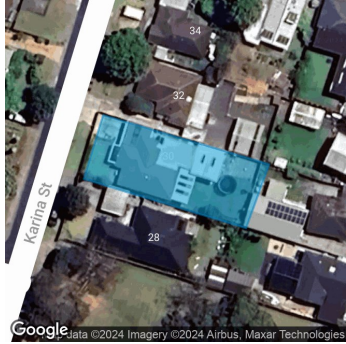
	Address of comparable property	Price	Date of sale
1	37 Oakland St MORNINGTON 3931	\$1,300,000	14/02/2024
2	245 Dunns Rd MORNINGTON 3931	\$1,290,000	20/03/2024
3	23 Marriott Dr MORNINGTON 3934	\$1,275,000	09/02/2024

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:

18/06/2024 11:11



5 3 2

Property Type: House (Res)

Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2024: \$1,190,000

Comparable Properties



37 Oakland St MORNINGTON 3931 (REI/VG)

Agent Comments

4 3 2

Price: \$1,300,000

Method: Private Sale

Date: 14/02/2024

Property Type: House (Res)

Land Size: 347 sqm approx



245 Dunns Rd MORNINGTON 3931 (REI/VG)

Agent Comments

4 2 3

Price: \$1,290,000

Method: Private Sale

Date: 20/03/2024

Property Type: House (Res)

Land Size: 605 sqm approx

23 Marriott Dr MORNINGTON 3934 (VG)

Agent Comments

4 - -

Price: \$1,275,000

Method: Sale

Date: 09/02/2024

Property Type: House (Res)

Land Size: 774 sqm approx

Account - Marshall White | P: 03 9822 9999