

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

4 Kooyonga Grove, Mornington Vic 3931

Indicative selling price

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

Range between \$1,950,000

&

\$2,145,000

Median sale price

Median price \$1,200,000

Property Type Townhouse

Suburb Mornington

Period - From 03/04/2023

to 02/04/2024

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	18 Prince St MORNINGTON 3931	\$2,200,000	05/02/2024
2	47 Gleneagles Av MORNINGTON 3931	\$1,940,000	20/01/2024
3			

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:

03/04/2024 10:59



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Property Type: House
Land Size: 405 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median Townhouse Price
03/04/2023 - 02/04/2024: \$1,200,000

Comparable Properties



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)

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.