

## 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

7 KARINA STREET 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

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,068,800

Property type

House

Suburb

Mornington

Period-from

01 Dec 2022

to

30 Nov 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

5 WANDELLA ROAD MORNINGTON VIC 3931	\$830,000	10-Oct-23
3 GLENDENNING RISE MORNINGTON VIC 3931	\$810,000	26-Nov-23
7 TELFORD CLOSE MORNINGTON VIC 3931	\$847,500	27-Nov-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: 18 December 2023

**5 WANDELLA ROAD  
MORNINGTON VIC 3931**

3 1 1

Sold Price **\$830,000** Sold Date **10-Oct-23**Distance **0.33km****3 GLENDENNING RISE  
MORNINGTON VIC 3931**

3 1 1

Sold Price <sup>RS</sup> **\$810,000** Sold Date **26-Nov-23**Distance **0.61km****7 TELFORD CLOSE MORNINGTON  
VIC 3931**

3 2 1

Sold Price <sup>RS</sup> **\$847,500** Sold Date **27-Nov-23**Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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