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**Sections 47AF of the Estate Agents Act 1980**

## HOUSE Offered for Sale

8 Karleen Court, Mornington, VIC, 3931

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000-\$690,000

## Median Sale Price

\$822,500 Houses in Mornington between June 2018 to November 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2km 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.



**6 Eric Crescent, Mornington VIC  
3931**

Sold Price **\$710,000**

Sold Date **04/08/18**

 4  2  4

Distance **0.19km**



**3 Glendenning Rise Mornington VIC  
3931**

Sold Price **\$655,000**

Sold Date **13/06/18**

 3  1  1

Distance **0.49km**



**19 Nichols Drive Mornington VIC  
3931**

Sold Price **\$710,000**

Sold Date **31/05/18**

 3  2  2

Distance **0.93km**

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