

## 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

11 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,275,000

&

\$1,375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$672,000

Property type

Unit

Suburb

Mornington

Period-from

01 Mar 2020

to

28 Feb 2021

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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 20 Carnoustie Grove Mornington VIC 3931 | \$1,450,000 | 22-Jan-21 |
| 8 Carnoustie Grove Mornington VIC 3931  | \$1,280,000 | 09-Oct-20 |
| 1 Carnoustie Grove Mornington VIC 3931  | \$1,390,000 | 20-Jan-21 |

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: 15 March 2021

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**20 Carnoustie Grove Mornington  
VIC 3931**

Sold Price

<sup>RS</sup> **\$1,450,000**

Sold Date

**22-Jan-21**

 3  2  2

Distance

**0.08km**



**8 Carnoustie Grove Mornington VIC  
3931**

Sold Price

**\$1,280,000**

Sold Date

**09-Oct-20**

 3  2  2

Distance

**0.08km**



**1 Carnoustie Grove Mornington VIC  
3931**

Sold Price

<sup>RS</sup> **\$1,390,000**

Sold Date

**20-Jan-21**

 3  2  2

Distance

**0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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