

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Karella Crescent Mornington VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

*House

X

*Unit

Suburb

Mornington

Period-from

01 May 2018

to

30 Apr 2019

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

24 Surrey Street Mornington VIC 3931	\$730,000	20-Nov-17
21B York Street Mornington VIC 3931	\$720,000	07-Aug-18
74 Wilsons Road Mornington VIC 3931	\$775,000	04-Aug-18

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.~~

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24 Surrey Street Mornington VIC 3931

 3  1  2

Sold Price

\$730,000

Sold Date

20-Nov-17

Distance

0.14km



21B York Street Mornington VIC 3931

 2  1  2

Sold Price

\$720,000

Sold Date

07-Aug-18

Distance

0.26km



74 Wilsons Road Mornington VIC 3931

 3  1  1

Sold Price

\$775,000

Sold Date

04-Aug-18

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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