

## 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

14 SWANSEA 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

\$1,800,000

&

\$1,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Unit

Suburb

Mornington

Period-from

01 Jan 2024

to

31 Dec 2024

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

|   |             |           |
|---|-------------|-----------|
| 10 WILLIAMS ROAD MORNINGTON VIC 3931    | \$1,950,000 | 17-Oct-24 |
| 37 CARNOUSTIE GROVE MORNINGTON VIC 3931 | \$1,900,000 | 07-Sep-24 |
| 22 DOROTHY CRESCENT MORNINGTON VIC 3931 | \$1,870,000 | 19-Oct-24 |

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 January 2025



**10 WILLIAMS ROAD MORNINGTON VIC 3931**

5 2 2

Sold Price <sup>RS</sup> **\$1,950,000** Sold Date **17-Oct-24**

Distance **0.97km**



**37 CARNOUSTIE GROVE MORNINGTON VIC 3931**

4 3 2

Sold Price <sup>RS</sup> **\$1,900,000**<sup>UN</sup> Sold Date **07-Sep-24**

Distance **0.8km**



**22 DOROTHY CRESCENT MORNINGTON VIC 3931**

4 3 2

Sold Price **\$1,870,000** Sold Date **19-Oct-24**

Distance **0.97km**



**29A KOOYONGA GROVE MORNINGTON VIC 3931**

4 2 2

Sold Price <sup>RS</sup> **\$1,880,000** Sold Date **17-Dec-24**

Distance **0.92km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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