

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

8 CARAAR CREEK LANE 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

\$2,750,000

&

\$3,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Aug 2023

to

31 Jul 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

33 CARAAR CREEK LANE MORNINGTON VIC 3931	\$2,800,000	06-Sep-23
12 BELEURA HILL ROAD MORNINGTON VIC 3931	\$3,000,000	15-May-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: 07 August 2024

Kelsi Culhane

M 0438411725

E kelsi@mcewingpartners.com



33 CARAAR CREEK LANE MORNINGTON VIC 3931

3 2 2

Sold Price **\$2,800,000** Sold Date **06-Sep-23**

Distance **0.25km**



12 BELEURA HILL ROAD MORNINGTON VIC 3931

3 2 2

Sold Price **\$3,000,000** Sold Date **15-May-23**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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