

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

3 CORAL ROAD 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Mornington

Period-from

01 Oct 2022

to

30 Sep 2023

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

8 TURNBULL STREET MORNINGTON VIC 3931	1542000	16-Sep-23
14 FULTON AVENUE MORNINGTON VIC 3931	1290000	29-Aug-23
51 CARNOUSTIE GROVE MORNINGTON VIC 3931	1350000	20-Jul-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: 13 October 2023

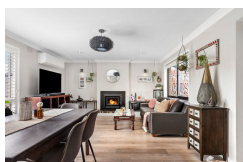


8 TURNBULL STREET MORNINGTON VIC 3931

4 2 2

Sold Price ^{RS} **1542000** Sold Date **16-Sep-23**

Distance **1.31km**



14 FULTON AVENUE MORNINGTON VIC 3931

3 2 3

Sold Price ^{RS} **1290000** Sold Date **29-Aug-23**

Distance **0.34km**



51 CARNOUSTIE GROVE MORNINGTON VIC 3931

3 2 2

Sold Price ^{RS} **1350000** ^{UN} Sold Date **20-Jul-23**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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