

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

5/7 CAROL STREET 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

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mornington

Period-from

01 Mar 2024

to

28 Feb 2025

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

3/21 DAVA DRIVE MORNINGTON VIC 3931	\$775,000	26-Nov-24
4/26 MAXWELL STREET MORNINGTON VIC 3931	\$750,000	25-Nov-24
13/40 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$720,000	18-Nov-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: 12 March 2025

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**3/21 DAVA DRIVE MORNINGTON
VIC 3931**

2 1 1

Sold Price

\$775,000

Sold Date **26-Nov-24**

Distance

0.8km



**4/26 MAXWELL STREET
MORNINGTON VIC 3931**

3 2 2

Sold Price

^{RS} **\$750,000**

Sold Date **25-Nov-24**

Distance

0.13km



**13/40 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

2 1 1

Sold Price

\$720,000

Sold Date **18-Nov-24**

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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