

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

7 Curlew Court 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

Suburb

Mornington

Period-from

01 Oct 2020

to

30 Sep 2021

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

5 Grevillea Court Mornington VIC 3931	\$866,000	06-Oct-21
10 Mundoora Court Mornington VIC 3931	\$832,000	28-Sep-21
6 Nardoo Court Mornington VIC 3931	\$840,000	30-Jul-21

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: 11 October 2021



5 Grevillea Court Mornington VIC 3931

Sold Price

^{RS} \$866,000

Sold Date

06-Oct-21

 3  2  4

Distance

0.23km



10 Mundoora Court Mornington VIC 3931

Sold Price

^{RS} \$832,000

Sold Date

28-Sep-21

 3  1  4

Distance

0.81km



6 Nardoo Court Mornington VIC 3931

Sold Price

\$840,000

Sold Date

30-Jul-21

 3  2  2

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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