

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

41 CARRAMAR 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,087,500

Property type

House

Suburb

Mornington

Period-from

01 Mar 2021

to

28 Feb 2022

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 REID COURT MORNINGTON VIC 3931	\$800,000	01-Feb-22
3 BERRY CLOSE MORNINGTON VIC 3931	\$785,000	15-Nov-21
20 ILLOWA STREET MORNINGTON VIC 3931	\$804,500	12-Mar-22

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: 29 March 2022



3 REID COURT MORNINGTON VIC 3931

Sold Price

^{RS} **\$800,000**

Sold Date

01-Feb-22

 3

 1

 2

Distance

0.11km



3 BERRY CLOSE MORNINGTON VIC 3931

Sold Price

\$785,000

Sold Date

15-Nov-21

 3

 1

 2

Distance

0.92km



20 ILLOWA STREET MORNINGTON VIC 3931

Sold Price

^{RS} **\$804,500**

Sold Date

12-Mar-22

 3

 1

 2

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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