

## 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

30 Currawong Street Mornington VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Mornington

Period-from

01 Feb 2019

to

31 Jan 2020

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 Carramar Street Mornington VIC 3931	\$552,000	28-Oct-19
1060 Nepean Highway Mornington VIC 3931	\$575,000	07-Oct-19
4 Balamara Place Mornington VIC 3931	\$550,000	09-Aug-19

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: 03 February 2020


**8 Carramar Street Mornington VIC 3931**
 3  1  1

Sold Price

**\$552,000**

Sold Date

**28-Oct-19**

Distance

**0.23km**

**1060 Nepean Highway Mornington VIC 3931**
 3  2  2

Sold Price

**\$575,000**

Sold Date

**07-Oct-19**

Distance

**0.39km**

**4 Balamara Place Mornington VIC 3931**
 3  1  1

Sold Price

**\$550,000**

Sold Date

**09-Aug-19**

Distance

**0.42km**

**37 Sanderling Crescent Mornington VIC 3931**
 3  1  1

Sold Price

**\$570,000**

Sold Date

**03-Aug-19**

Distance

**0.43km**

**6 Currawong Street Mornington VIC 3931**
 3  1  2

Sold Price

**\$610,000**

Sold Date

**14-Dec-19**

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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