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	9 KARINA 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,110,000	Property type	House	Suburb	Mornington
Period-from	01 Oct 2023	to	30 Sep 2024	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 CLOVER LANE MORNINGTON VIC 3931	691000	27-Jun-24
5 FLEET STREET MORNINGTON VIC 3931	780000	07-Sep-24
7 NOWRA COURT MORNINGTON VIC 3931	777500	31-Aug-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: 24 October 2024

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8 CLOVER LANE MORNINGTON VIC 3931

3 1 1

Sold Price **691000** Sold Date **27-Jun-24**

Distance **0.55km**

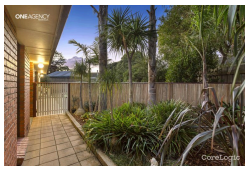


5 FLEET STREET MORNINGTON VIC 3931

3 1 1

Sold Price **780000** Sold Date **07-Sep-24**

Distance **1.83km**



7 NOWRA COURT MORNINGTON VIC 3931

3 1 1

Sold Price RS **777500** Sold Date **31-Aug-24**

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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