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	4 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	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,068,800	Property type	House	Suburb	Mornington
Period-from	01 Dec 2022	to	30 Nov 2023	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.~~

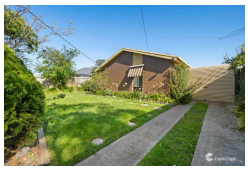
Address of comparable property	Price	Date of sale
4 MOORINA COURT MORNINGTON VIC 3931	$610,000	21-Oct-23
52 BUNGOWER ROAD MORNINGTON VIC 3931	$633,000	09-Sep-23

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: 22 December 2023

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4 MOORINA COURT MORNINGTON VIC 3931

3 1 1

Sold Price **$610,000** Sold Date **21-Oct-23**

Distance **1.01km**



52 BUNGOWER ROAD MORNINGTON VIC 3931

3 1 -

Sold Price **$633,000** Sold Date **09-Sep-23**

Distance **1.09km**

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

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