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Sections 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

21 Carnoustie Grove Mornington VIC 3931

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000- \$1,250,000

## Median Sale Price

\$822, 500 Houses in Mornington between 8 Jun 2018 - 8 Nov 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2km 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.



**14 Gleneagles Street, Mornington**

Sold Price **\$1,240,000**

Sold Date **07/09/18**

**VIC 3931**

 3  2  3

Distance **0.7km**



**25 Johns Road, Mornington**

Sold Price **\$1,140,000**

Sold Date **4/06/18**

**VIC 3931**

 4  2  2

Distance **1.7km**



**48 Strachans Avenue, Mornington**

Sold Price **\$1,145,000**

Sold Date **23/05/18**

**VIC 3931**

 4  2  2

Distance **1.6km**