

Joel Hood 5971 0300 0429 886 188

joel.hood@eview.com.au

### 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

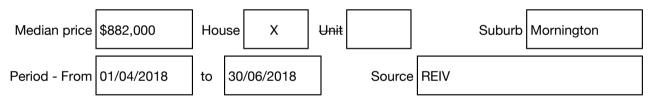
1/20 Sunningdale Avenue, Mornington Vic 3931
 a

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

 Range between
 \$1,300,000
 &
 \$1,400,000

#### Median sale price



#### 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 six 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
1	10 Troon Av MORNINGTON 3931	\$1,400,000	27/04/2018
2	15a Sunningdale Av MORNINGTON 3931	\$1,350,000	23/04/2018
3	18a Mitchell St MORNINGTON 3931	\$1,300,000	09/05/2018

#### 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 six months.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



1/20 Sunningdale Avenue, Mornington Vic 3931



21 34 9 BUNNINCOME AVENUE 10 10 10 10 22 22A 24 31 33 35 35A 37 223 241



Rooms: Property Type: Agent Comments Joel Hood 5971 0300 0429 886 188 joel.hood@eview.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price June guarter 2018: \$882,000

## **Comparable Properties**



10 Troon Av MORNINGTON 3931 (REI)

Agent Comments

Price: \$1,400,000 Method: Private Sale Date: 27/04/2018 Rooms: -Property Type: House

15a Sunningdale Av MORNINGTON 3931 (VG) Agent Comments



Price: \$1,350,000 Method: Sale Date: 23/04/2018 Rooms: -Property Type: House (Res) Land Size: 365 sqm approx



18a Mitchell St MORNINGTON 3931 (REI/VG) Agent Comments



Price: \$1,300,000 Method: Private Sale Date: 09/05/2018

Rooms: -Property Type: House (Res) Land Size: 400 sqm approx

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