

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
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Indicative selling price

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

Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$882,000	House	X	Unit		Suburb	Mornington
Period - From	01/04/2018	to	30/06/2018	Source	REIV		

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.



Rooms:
Property Type:
Agent Comments

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