

## 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

22A Gleneagles Avenue, Mornington Vic 3931

#### Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

#### Median sale price

Median price \$747,500

House

X

Unit

Suburb Mornington

Period - From 01/07/2017

to 30/09/2017

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	32 Birdrock Av MOUNT MARTHA 3934	\$1,400,000	11/09/2017
2	20 Shanns Av MOUNT MARTHA 3934	\$1,358,000	20/10/2017
3	34 Gleneagles Av MORNINGTON 3931	\$1,300,000	04/05/2017

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



**32 Birdrock Av MOUNT MARTHA 3934 (REI)**

**Agent Comments**



**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 11/09/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 571 sqm approx



**20 Shanns Av MOUNT MARTHA 3934 (REI)**

**Agent Comments**



**Price:** \$1,358,000  
**Method:** Private Sale  
**Date:** 20/10/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 622 sqm approx



**34 Gleneagles Av MORNINGTON 3931 (VG)**

**Agent Comments**



**Price:** \$1,300,000  
**Method:** Sale  
**Date:** 04/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 390 sqm approx