

## 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 743a Nepean Highway, 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 \$800,000 & \$880,000

#### Median sale price

Median price \$810,000 House X Unit Suburb Mornington

Period - From 01/10/2017 to 31/12/2017 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	3/11 Ti Tree Gr MORNINGTON 3931	\$900,000	16/09/2017
2	112 Maxwell St MORNINGTON 3931	\$885,000	12/10/2017
3	18a Dulnain St MOUNT MARTHA 3934	\$820,000	07/02/2018

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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**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

December quarter 2017: \$810,000



 3  2  2

**Rooms:****Property Type:** House**Land Size:** 380 sqm approx**Agent Comments**

## Comparable Properties

### 3/11 Ti Tree Gr MORNINGTON 3931 (REI/VG)

**Agent Comments**

 3  2  2

**Price:** \$900,000**Method:** Private Sale**Date:** 16/09/2017**Rooms:** -**Property Type:** Townhouse (Res)

### 112 Maxwell St MORNINGTON 3931 (REI/VG)

**Agent Comments**

 4  3  2

**Price:** \$885,000**Method:** Private Sale**Date:** 12/10/2017**Rooms:** 5**Property Type:** House**Land Size:** 898 sqm approx

### 18a Dulnain St MOUNT MARTHA 3934 (REI)

**Agent Comments**

 3  2  2

**Price:** \$820,000**Method:** Sold Before Auction**Date:** 07/02/2018**Rooms:** -**Property Type:** House**Land Size:** 443 sqm approx