

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/653 Esplanade Mornington, Vic 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*750,000 & \$800,000

Median sale price

(*Delete house or unit as applicable)

Median price \$592,000 *House *Unit x Suburb Mornington
Period - From Feb 1st, 2017 to Feb 5th, 2018 Source Realestate.com.au

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
1 120 Prince Street Mornington, Vic 3931	\$740,000	24 th Nov, 2017
2 25A Neptune Street Mornington, Vic 3931	\$744,500	2 nd Dec, 2017
3 6A Venice Street Mornington, Vic 3931	\$800,000	30 th Nov, 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.

