

Joel Hood 03 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								
Including subur	dress 3 Morning o and tcode	3 Morning Mist Court, Mornington Vic 3931						
ndicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$980,000	&	\$1,050,000					

Median sale price

Median price	\$820,000	Ηοι	use X	Unit		Suburb	Mornington
Period - From	01/01/2018	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	81 Summerfield Dr MORNINGTON 3931	\$1,045,000	14/10/2017
2	1 Sabo PI MOUNT MARTHA 3934	\$1,000,000	26/09/2017
3	13 Balcombe Dr MOUNT MARTHA 3934	\$1,000,000	20/07/2017

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.

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Indicative Selling Price \$980,000 - \$1,050,000 **Median House Price** March quarter 2018: \$820,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 1296 sqm approx

Agent Comments

Comparable Properties



81 Summerfield Dr MORNINGTON 3931 (VG)

=3







Price: \$1,045,000 Method: Sale Date: 14/10/2017

Rooms: -

Property Type: House (Res) Land Size: 1114 sqm approx

1 Sabo PI MOUNT MARTHA 3934 (REI/VG)

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Price: \$1,000,000 Method: Private Sale Date: 26/09/2017

Rooms: -

Property Type: House (Res) Land Size: 1220 sqm approx

13 Balcombe Dr MOUNT MARTHA 3934 (VG)





Price: \$1,000,000 Method: Sale Date: 20/07/2017

Rooms: -

Property Type: House (Res) Land Size: 1311 sqm approx

Agent Comments

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