

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1296 sqm approx
Agent Comments

Comparable Properties



81 Summerfield Dr MORNINGTON 3931 (VG) [Agent Comments](#)



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) [Agent Comments](#)



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) [Agent Comments](#)



Price: \$1,000,000
Method: Sale
Date: 20/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 1311 sqm approx