

**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address: 12 James Lane Mordialloc

**Indicative selling price**

*For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>*

Range between: \$1,750,000 & \$1,850,000

**Median sale price**

Median price: \$1,260,000 House Suburb: Mordialloc

Period - From: 01/07/2017 to 30/06/2018 Source: PDOL

**Comparable property sales**

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.

09/08/2018