

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

4 Balcombe Street, Mornington

Indicative selling price

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

Single price

\$ -

or range between

\$ 1,600,000

&

\$ 1,700,000

Median sale price

Median price

*House

*Unit

Suburb
or locality

Mornington

Period - From

Jan 2017

to

July 2017

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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. 4 Birdwood Avenue, Mornington	\$1,675,000	4/3/2017
2. 29-31 Balcombe Street, Mornington	\$1,870,000	25/2/2017
3. 26 Morven Street Mornington	\$1,711,000	4/3/2017