

Joel Hood 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

. reporty energy re-	
Including suburb and	
postcode	

#### Indicative selling price

Property offered for sale

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

Range between	\$540,000	&	\$594,000

#### Median sale price

Median price	\$799,250	Hou	ıse	Х	Unit		Suburb	Mornington
Period - From	01/04/2017	to	30/0	06/2017		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	3/21-23 Hampden St MORNINGTON 3931	\$580,000	24/03/2017
2	3/49 Nunns Rd MORNINGTON 3931	\$565,000	23/05/2017
3	2/16 Tarook Way MORNINGTON 3931	\$540,000	14/03/2017

#### 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.

**Account** - Eview Group | P: 03 5971 0300 | F: 03 5971 0388



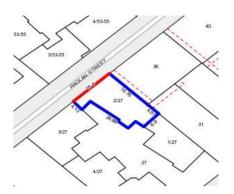


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**Indicative Selling Price** \$540,000 - \$594,000 **Median House Price** June quarter 2017: \$799,250



## Rooms: Property Type: Unit

Agent Comments

### Comparable Properties



3/21-23 Hampden St MORNINGTON 3931 (REI) Agent Comments

**6** 

Price: \$580,000 Method: Private Sale Date: 24/03/2017 Rooms: 5

Property Type: Unit

3/49 Nunns Rd MORNINGTON 3931 (VG)

**1** 2





Price: \$565.000 Method: Sale

Date: 23/05/2017 Rooms: -

Property Type: Strata Unit/Flat

2/16 Tarook Way MORNINGTON 3931 (VG)

**-**2





Price: \$540,000 Method: Sale Date: 14/03/2017 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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**Agent Comments** 

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