

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

4a Venice St
MORNINGTON VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*950,000 & \$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median price \$823,000 *House ☒ *Unit ☐ Suburb MORNINGTON

Period - From JAN 18 to DEC 18 Source PRICEFINDER

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	\$	
2	\$	
3	\$	

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.

However the following Addresses were used to arrive at our Indicative Selling Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1 5 Rodney Court, Mornington	\$1,100,000	15/10/2018
2 11 Downward St, Mornington	\$1,015,000	24/09/2018
3	\$	

Property offered for sale by

Agent Name and
Contact Details

Leanne Williams
Mobile: 0412 725526

DATE Prepared: 2nd March 2019