

## Residential Property

## Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

2/18 Van Ness Avenue, Mornington VIC 3931

## Indicative selling price

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

Single price

\$\* 765,000

or range between

\$\*

&amp;

\$

## Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 800,000

\*House

X

\*Unit

Suburb

Mornington VIC 3931

Period - From

August 2017

to

July 2018

Source

realestate.com.au

## 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	45a Bayview Road, Mornington VIC 3931	\$ 760,000	05/07/2018
2	26a Van Ness Avenue, Mornington VIC 3931	\$ 750,000	28/05/2018
3	3/7 Hunter Street, Mornington VIC 3931	\$ 795,000	10/04/2018

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.