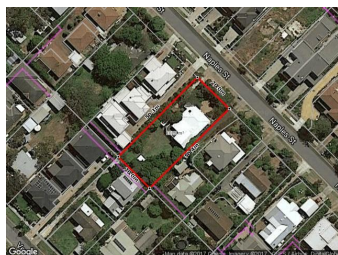


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 NAPLES STREET, MORNINGTON, VIC

3 2 -

Indicative Selling Price

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

Price Range: **\$1,200,000 to \$1,300,000**

MEDIAN SALE PRICE



MORNINGTON, VIC, 3931

Suburb Median Sale Price (House)

\$760,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



20 VENICE ST, MORNINGTON, VIC 3931

1 1 2

Sale Price

\$1,210,000

Sale Date: 29/04/2017

Distance from Property: 142m



651 ESPLANADE, MORNINGTON, VIC 3931

3 2 2

Sale Price

***\$1,100,000**

Sale Date: 25/08/2017

Distance from Property: 1.1km



27 BELEURA HILL RD, MORNINGTON, VIC

4 2 2

Sale Price

\$1,450,000

Sale Date: 03/06/2017

Distance from Property: 2.1km



This report has been compiled on 04/09/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

12 NAPLES STREET, MORNINGTON, VIC 3931

Indicative selling price

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

Price Range:

\$1,200,000 to \$1,300,000

Median sale price

Median price

\$760,000

House

X

Unit

Suburb

MORNINGTON

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
20 VENICE ST, MORNINGTON, VIC 3931	\$1,210,000	29/04/2017
651 ESPLANADE, MORNINGTON, VIC 3931	*\$1,100,000	25/08/2017
27 BELEURA HILL RD, MORNINGTON, VIC 3931	\$1,450,000	03/06/2017