

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 11 Hutchins Park Close, Mornington VIC 3931

Indicative selling price

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

Range Between \$575,000 & \$625,000

Median sale price

(*Delete house or unit as applicable)

Median price \$753,000

*House ☒

*Unit ☐

Suburb Mornington

Period - From Aug 2018

to Jul 2019

Source Core Logic

Comparable property sales

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. 96 Maxwell Street, Mornington Vic	\$645,000	17/4/2019
2. 7 New Morning Way, Mornington Vic	\$595,000	8/4/2019
3. 19 Cawarra Street, Mornington Vic	\$592,000	14/2/2019

Property data source: Core Logic.