

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 : 12 Waltham Drive Mornington VIC 3931

Indicative selling price

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

range between \$680,000 and \$720,000

Median sale price

| | | | |
|------------------|--------------------------------|--------|--------------------------|
| Median price \$ | 740,000 | Suburb | Mount Martha, VIC |
| Property Type | house | Source | REIV |
| Time period from | April 2019 to June 2018 | | |

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. 2 Eskdale Court Mornington VIC 3931 | \$765,000 | 22/03/2018 |
| 2. 52 Waltham Drive Mornington VIC 3931 | \$715,000 | 24/01/2018 |
| 3. 10 Bowman Drive Mornington VIC 3931 | \$705,000 | 24/04/2018 |