

## 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 9 Shearwater Court, 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 \$\* or range between \$530,000 & \$583,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$835,000 \*House x \*Unit Suburb Mornington, VIC 3931

Period - From 1<sup>st</sup> November 2018 to 5<sup>th</sup> November 2018 Source [www.realestate.com.au](http://www.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 8 Curlew Court, Mornington VIC 3931	\$540,000	10 <sup>th</sup> September 2018
2 47 Sanderling Crescent, Mornington VIC 3931	\$585,000	17 <sup>th</sup> July 2018
3 6 Shearwater Court, Mornington VIC 3931	\$603,000	4 <sup>th</sup> June 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.