

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 8 Emerald Close, Mornington VIC 3931

Indicative selling price

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

Single price \$* or range between \$740,000 & \$790,000

Median sale price

(*Delete house or unit as applicable)

Median price \$822,500 *House x *Unit Suburb Mornington, VIC 3931

Period - From 1st October 2017 to 8th October 2018 Source 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 10 Tynham Court, Mornington VIC 3931	\$730,000	4 th October 2018
2 9 Wensley Close, Mornington VIC 3931	\$740,000	25 th May 2018
3 3 Emerald Close, Mornington VIC 3931	\$880,000	21 st May 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.