

## 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 7/247 Dunns Road, Mornington VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between \$450,000 & \$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$615,000

\*House

\*Unit

X

Suburb Mornington

Period - From May 2018

to April 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. 3/237 Dunns Road, Mornington Vic      | \$450,000 | 14/12/2018   |
| 2. 7/25 Darcy Street, Mornington Vic     | \$520,000 | 28/1/2019    |
| 3. 12/50 Green Island Ave, Mt Martha Vic | \$467,500 | 3/5/2019     |

Property data source: Core Logic.