

## Residential Property

## Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

33 Kiandra Street, 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

\$\* 750,000

&amp;

\$ 799,000

## Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 800,000

\*House

X

\*Unit

Suburb

Mornington VIC 3931

Period - From

Aug 2017

to

Jul 2018

Source

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	3/7 Hunter Street, Mornington VIC 3931	\$ 795,000	10/04/2018
2	16 Bayview Road, Mornington VIC 3931	\$ 695,000	09/03/2018
3	45a Bayview Road, Mornington VIC 3931	\$ 760,000	05/07/2018

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.