

Residential Property

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/31 King Georges Avenue 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 \$* 560,000 & \$ 610,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 550,000 *House *Unit X Suburb Mornington

Period - From Sep 2016 to Aug 2017 Source CoreLogic

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 10/8 Johns Road, Mornington Vic 3931	\$ 610,000	16/3/17
2 3/49 Nunns Road, Mornington Vic 3931	\$ 565,000	23/5/17
3 3/38 Hampden Street, Mornington Vic 3931	\$ 624,000	29/7/17

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.~~