

Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 13 DOWNWARD STREET, MORNINGTON

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$695,000

or range between

&

Median sale price

Median price \$671,000

Property type UNIT

Suburb SAFETY BEACH

Period - From 1/7/2019

to

30/9/2019

Source REIV

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. 1/21 – 23 HAMPDEN STREET, MORNINGTON	\$652,500	25/11/19
2. 2/17 DOWNWARD STREET, MORNINGTON	\$692,000	12/11/19
3. 86 ORCHID AVENUE, MORNINGTON	\$745,000	04/10/19

This Statement of Information was prepared on: 18/12/2019