

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 620 The Esplanade, Mornington

Indicative selling price

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

Single price \$1.795 Million

or range between

&

Median sale price

Median price \$940,000

House

X

Unit

Suburb Mornington

Period - From 25/09/2017

To

25/09/2017

Source

Realestate.com

Comparable property sales

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
1 625 The Esplanade, Mornington	\$1,645,000	06/09/2017
2 684 The Esplanade, Mornington	\$2,450,000	18/04/2017
3 2 Neptune Street, Mornington	\$1,600,000	08/06/2017