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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	44 Richardson Drive 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	$826,500	*House	X	~~*Unit~~		Suburb	Mornington
Period-from	01 Nov 2017	to	31 Oct 2018	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
6 Balamara Place Mornington VIC 3931	$535,000	27-Oct-18
28 Richardson Drive Mornington VIC 3931	$530,000	13-Oct-18
20 Currawong Street Mornington VIC 3931	$491,000	06-Oct-18

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.~~

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6 Balamara Place Mornington VIC 3931

3 1 1

Sold Price **$535,000** Sold Date **27-Oct-18**

Distance **0.94km**



28 Richardson Drive Mornington VIC 3931

3 1 2

Sold Price **$530,000** Sold Date **13-Oct-18**

Distance **0.2km**



20 Currawong Street Mornington VIC 3931

3 1 1

Sold Price **$491,000** Sold Date **06-Oct-18**

Distance **0.66km**

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