

Residential Property

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/949 Nepean Highway, Mornington, Victoria 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

\$* 519,000

or range between

\$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$ 580,000

*House

*Unit

X

Suburb

Mornington

Period - From

May 2017

to

April 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
1 7/6 Lucerne Avenue, Mornington, Victoria 3931	\$ 532,500	17/12/17
2 1/12 Campbell Grove, Mornington, Victoria 3931	\$ 490,000	09/12/17
3 4/100 Tanti Avenue, Mornington, Victoria 3931	\$ 525,000	04/05/18

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.~~