

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 39 ST MITCHELL CIRCUIT, MORNINGTON

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 \$795,000 & \$870,000

Median sale price

Median price \$835,000 Property type HOUSE Suburb MORNINGTON

Period - From 01/10/2019 to 31/12/2019 Source REIV

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. 19 ST CATHERINES COURT, MORNINGTON	\$825,000	28/02/2020
2. 18 AIMEE COURT, MORNINGTON	\$840,000	03/11/2019
3. 3 NOAH CLOSE, MORNINGTON	\$800,000	28/11/2019

This Statement of Information was prepared on: 23/03/2020

JACOBS AND LOWE
ESTATE AGENTS