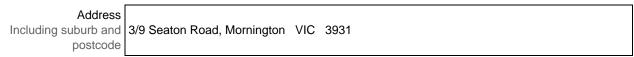
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale



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 \$930,000 & \$1,020,000	Single price	\$	or range between	\$930,000	&	\$1,020,000
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Median sale price

Median price	\$811,995		Property type	House		Suburb	Mornington
Period - From	01 June 2019	to I	31 May 2020	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.

Ad	dress of comparable property	Price	Date of sale
1	39B Alameda Avenue, Mornington	\$1,100,000	7-March-20
2	24 Hargreaves Street, Mornington	\$1,100,000	13-Jan-20
3	3 Pender Avenue, Mornington	\$1,160,000	12-Jan-20

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.

This Statement of Information was prepared on:	16 June 2020

DISCLAIMER:

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