

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

70 Strachans Road, Mornington

Indicative selling price

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

Single price \$* or range between \$690,000 & \$750,000

Median sale price

Median price \$750,000 *House X *unit Suburb or locality MORNINGTON

Period - From Aug 2016 to July 2017 Source CORE LOGIC

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 76 Strachans Road, Mornington	\$691,000	16 June 2017
2 22 Swansea Grove, Mornington	\$746,000	7 June 2017
3 69 Wilsons Road, Mornington	\$755,000	16 May 2017