

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



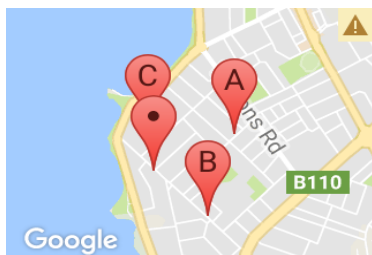
27 STRACHANS ROAD, MORNINGTON, VIC  3  1  2

Indicative Selling Price

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

Price Range: **\$760,000 to \$835,000**

MEDIAN SALE PRICE



MORNINGTON, VIC, 3931

Suburb Median Sale Price (House)

\$755,000

01 July 2016 to 30 June 2017

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.



53 ADELAIDE ST, MORNINGTON, VIC 3931  3  2  2

Sale Price

***\$822,000**

Sale Date: 13/08/2017

Distance from Property: 585m



76 STRACHANS RD, MORNINGTON, VIC 3931  3  1  2

Sale Price

***\$691,000**

Sale Date: 16/06/2017

Distance from Property: 474m



22 KING GEORGES AVE, MORNINGTON, VIC  3  2  2

Sale Price

***\$920,000**

Sale Date: 12/08/2017

Distance from Property: 294m



This report has been compiled on 22/08/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

27 STRACHANS ROAD, MORNINGTON, VIC 3931

Indicative selling price

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

Price Range:

\$760,000 to \$835,000

Median sale price

Median price

\$755,000

House

X

Unit

Suburb

MORNINGTON

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
53 ADELAIDE ST, MORNINGTON, VIC 3931	*\$822,000	13/08/2017
76 STRACHANS RD, MORNINGTON, VIC 3931	*\$691,000	16/06/2017
22 KING GEORGES AVE, MORNINGTON, VIC 3931	*\$920,000	12/08/2017