

Quentin McEwing

M 0409 389 268

E [quentin.mcewing@mcewingpartners.com](mailto:quentin.mcewing@mcewingpartners.com)

**Sections 47AF of the Estate Agents Act 1980**

## HOUSE Offered for Sale

2/18 MacDonald Grove Mornington VIC 3931

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price — \$899,000

## Median Sale Price

\$822,500 Houses in Mornington between 08 June 2018 - 2 Jan 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2km of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**3/91 Herbert Street, Mornington**  
**VIC 3931**

 3  2  2

Sold Price **\$821,000**

Sold Date **12/09/18**

Distance **1.5km**



**1/105 Tanti Avenue, Mornington**  
**VIC 3931**

 3  2  2

Sold Price **\$725,000**

Sold Date **08/09/18**

Distance **0.5km**

**20 Young Lane, Mornington**  
**VIC 3931**

 3  -  -

Sold Price **\$930,000**

Sold Date **01/06/18**

Distance **1.0km**