

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 16 Cranswick Court, Mornington

Indicative selling price

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

Single price \$ or range between \$740,000 & \$810,000

Median sale price

Median price \$805,000 House X Unit Suburb Mornington

Period - From 01/10/2016 to 23/10/2017 Source RP Data

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
1 50 Waltham Drive, Mornington	\$740,000	21/10/2017
2 2 Hoiki Drive, Mornington	\$750,000	17/10/2017
3 6 Eskdale Court, Mornington	\$740,000	17/08/2017