

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

74a Herbert Street
MORNINGTON VIC 3931

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 \$*900,000 & \$990,000

Median sale price

(*Delete house or unit as applicable)

Median price \$830,000 *House x *Unit Suburb MORNINGTON

Period - From to DEC 18 Source PRICE FINDER

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.

Address of comparable property	Price	Date of sale
1 117 Herbert St, Mornington	\$997,000	7/10/18
2 30 Morven St, Mornington	\$860,000	25/10/18
3 79 Herbert St, Mornington	\$765,000	23/12/18

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.~~

However the following Addresses were used to arrive at our Indicative Selling

Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1	\$	
2	\$	
3	\$	

Property offered for sale by

Agent Name and
Contact Details

Leanne Williams
Mobile: 0412 725 526

DATE Prepared: 14th January 2019