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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 17 Richardson Drive, Mornington VIC 3931

### Indicative selling price

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

\$\* or range between \$510,000 & \$560,000

### Median sale price

Median price \$785,000 \*House ☒ \*Unit ☐ Suburb Mornington  
Period - From April 2017 to March 2018 Source Core Logic

### Comparable property sales

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 31 Currawong Street Mornington VIC	\$521,500	25/03/2018
2 5 Windarra Court Mornington VIC	\$550,000	23/04/2017
3 5 Adina Place Mornington VIC	\$560,000	23/02/2018

Property data source CoreLogic.