

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 3A Swansea Grove Mornington

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$790,000 & \$860,000

### Median sale price

Median price \$762,500 Property type House Suburb Mornington

Period - From 1/9/18 to 4/9/19 Source RP Data

### 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
8A Fulton Avenue Mornington	\$910,000	11/5/19
97A Prince Street Mornington	\$910,000	5/5/19
19 Ti-Tree Grove Mornington	\$850,000	21/6/19

**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.~~

This Statement of Information was prepared on: 16/9/19