

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 47 Wensleydale Drive, Mornington VIC

Indicative selling price

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

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

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 23 Tintagel Way Mornington VIC	\$785,000	17/12/2017
2 24 Creighton Way, Mornington VIC	\$830,000	05/03/2018
3 5 Allchin Ave, Mornington VIC	\$840,000	18/03/2018

Property data source CoreLogic.