



## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

203 Dunns Road Mornington VIC 3931

3 1 2

### Indicative Selling Price

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

Range between \$550,000 & \$600,000

### Median Sale Price

\$804,000 Houses in Mornington between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



|                                             |            |                                |           |                  |
|---------------------------------------------|------------|--------------------------------|-----------|------------------|
| <b>48 Wandella Road Mornington VIC 3931</b> | Sold Price | <sup>RS</sup> <b>\$539,500</b> | Sold Date | <b>11-Jan-19</b> |
| 3  1  2                                     |            |                                | Distance  | <b>0.24km</b>    |



|                                              |            |                                |           |                  |
|----------------------------------------------|------------|--------------------------------|-----------|------------------|
| <b>19 Cawarra Street Mornington VIC 3931</b> | Sold Price | <sup>RS</sup> <b>\$592,000</b> | Sold Date | <b>15-Feb-19</b> |
| 3  2  1                                      |            |                                | Distance  | <b>0.51km</b>    |



|                                             |            |                  |           |                  |
|---------------------------------------------|------------|------------------|-----------|------------------|
| <b>30 Harrap Road Mount Martha VIC 3934</b> | Sold Price | <b>\$592,000</b> | Sold Date | <b>21-Nov-18</b> |
| 3  1  1                                     |            |                  | Distance  | <b>0.64km</b>    |

RS = Recent sale

UN = Undisclosed Sale

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