

## 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

8 Nardoo Court - 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$811,000

\*House

x

\*Unit

Suburb

Mornington

Period - From

1st Nov 2016

to

13th Nov 2017

Source

REA

### 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. 8 Limosa Court, Mornington	\$572,500	18th Nov 2017
2. 42 Sanderling Crescent, Mornington	\$628,000	6th Sept 2017
3. 67 Richardson Drive, Mornington	\$590,000	22nd July 2017