

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 4 LAWSON COURT, MORNINGTON, VIC







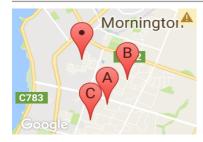
**Indicative Selling Price** 

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

Price Range:

\$650,000 to \$715,000

## **MEDIAN SALE PRICE**



# **MORNINGTON, VIC, 3931**

**Suburb Median Sale Price (House)** 

\$730,000

01 April 2016 to 31 March 2017

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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.



54 MARRIOTT DR, MOUNT MARTHA, VIC 3934 🕮 4 🕒 2 🚓 2







Sale Price

\*\$750,000

Sale Date: 27/05/2017

Distance from Property: 1.4km





29 KILLINGHOLME DR, MORNINGTON, VIC







Sale Price

\*\$710,000

Sale Date: 03/05/2017

Distance from Property: 1.3km





6 BAYSTONE CRT, MOUNT MARTHA, VIC 3934 🚐 4







**Sale Price** 

\*\$685,000

Sale Date: 17/04/2017

Distance from Property: 1.7km



# 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 4 LAWSON COURT, MORNINGTON, VIC 3931

## Indicative selling price

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

Price Range: \$650,000 to \$715,000

#### Median sale price

Median price	\$730,000	House	X	Unit	Suburb	MORNINGTON	
Period	01 April 2016 to 31 March 2017			Source	p	pricefinder	

### Comparable property sales

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
54 MARRIOTT DR, MOUNT MARTHA, VIC 3934	*\$750,000	27/05/2017
29 KILLINGHOLME DR, MORNINGTON, VIC 3931	*\$710,000	03/05/2017
6 BAYSTONE CRT, MOUNT MARTHA, VIC 3934	*\$685,000	17/04/2017

