

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 2/107 Tanti Avenue, Mornington Vic 3931

Indicative selling price

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

Range between \$890,000 & \$930,000

Median sale price

Median price \$810,000 House X Unit Suburb Mornington

Period - From 01/10/2017 to 31/12/2017 Source REIV

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	4 Cherry Blossom La MORNINGTON 3931	\$927,500	13/09/2017
2	75a Barkly St MORNINGTON 3931	\$900,000	19/09/2017
3	1/20 Wilsons Rd MORNINGTON 3931	\$895,000	28/10/2017

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.

2/107 Tanti Avenue, Mornington Vic 3931



 3  - 

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$890,000 - \$930,000
Median House Price
December quarter 2017: \$810,000

Comparable Properties



4 Cherry Blossom La MORNINGTON 3931 (REI/VG)

Agent Comments

 4  2  2

Price: \$927,500
Method: Private Sale
Date: 13/09/2017
Rooms: 8
Property Type: House
Land Size: 852 sqm approx



75a Barkly St MORNINGTON 3931 (REI/VG)

Agent Comments

 4  3  2

Price: \$900,000
Method: Private Sale
Date: 19/09/2017
Rooms: 5
Property Type: House

1/20 Wilsons Rd MORNINGTON 3931 (VG)

Agent Comments

 3  -  -

Price: \$895,000
Method: Sale
Date: 28/10/2017
Rooms: -
Property Type: Development Site (Res)
Land Size: 497 sqm approx