

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 2 Hoiki Drive, Mornington 3931

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price \$790,000

House X

Suburb Mornington

Period - From 1 Sept 2016 to 11 Sept 2017

Source REA

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
18 Aimee Court, Mornington	\$735,000	5/9/2017
9 Bagshot Court, Mornington	\$755,000	2/8/2017
5 Playfield Grove, Mornington	\$738,000	7/7/2017

Property offered for sale by

Agent Name and
Contact Details

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DATE Prepared: 20th September 2017