

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	27 Kathleen Crescent, Mornington Vic 3931
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Indicative selling price

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

Range between &

Median sale price

Median price	<input type="text" value="\$799,250"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Mornington"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	9 Harmony Rise MORNINGTON 3931	\$1,150,000	25/07/2017
2	88 Summerfield Dr MORNINGTON 3931	\$1,120,000	05/05/2017
3	2 Harmony Rise MORNINGTON 3931	\$1,075,000	02/09/2017

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.~~



 4  2  2

Rooms: 7
Property Type: House
Land Size: 1099 sqm approx
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 June quarter 2017: \$799,250

Comparable Properties



9 Harmony Rise MORNINGTON 3931 (REI)

Agent Comments

 4  3  3

Price: \$1,150,000
Method: Private Sale
Date: 25/07/2017
Rooms: 11
Property Type: House
Land Size: 1103 sqm approx



88 Summerfield Dr MORNINGTON 3931 (REI)

Agent Comments

 4  2  2

Price: \$1,120,000
Method: Private Sale
Date: 05/05/2017
Rooms: 7
Property Type: House
Land Size: 1050 sqm approx



2 Harmony Rise MORNINGTON 3931 (REI)

Agent Comments

 4  3  2

Price: \$1,075,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 7
Property Type: House (Res)
Land Size: 1296 sqm approx