

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



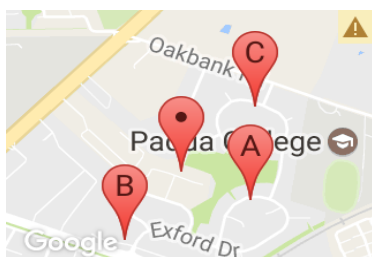
26 COIMADAI COURT, MORNINGTON, VIC  3  1  2

Indicative Selling Price

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

\$600,000 to \$650,000

SUBURB MEDIAN



MORNINGTON, VIC, 3931

Suburb Median Sale Price (House)

\$730,000

01 April 2016 to 31 March 2017

Provided by: 

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.



61 EXFORD DR, MORNINGTON, VIC 3931  3  2  1

Sale Price

\$585,000

Sale Date: 07/02/2017

Distance from Property: 245m



45 BUNGOWER RD, MORNINGTON, VIC 3931  3  1  4

Sale Price

\$542,000

Sale Date: 05/02/2017

Distance from Property: 302m



27 PADUA DR, MORNINGTON, VIC 3931  2  1  1

Sale Price

\$680,000

Sale Date: 17/01/2017

Distance from Property: 333m



This report has been compiled on 09/06/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

26 COIMADAI COURT, MORNINGTON, VIC 3931

Indicative selling price

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

Single Price / Range

\$600,000 to \$650,000

Median sale price

Median price

\$730,000

House

X

Unit


Suburb

MORNINGTON

Period

01 April 2016 to 31 March 2017

Source



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
61 EXFORD DR, MORNINGTON, VIC 3931	\$585,000	07/02/2017
45 BUNGOWER RD, MORNINGTON, VIC 3931	\$542,000	05/02/2017
27 PADUA DR, MORNINGTON, VIC 3931	\$680,000	17/01/2017