

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

Unit1/4 Marine Avenue, Mornington VIC 3931

Indicative selling price

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

Range Between \$400,000 & \$440,000

Median sale price

(*Delete house or unit as applicable)

Median price \$620,000 *House ☐ *Unit ☒ Suburb Mornington

Period - From March 2018 to Feb 2019 Source Core Logic

Comparable property sales

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. 1/2A Marine Ave, Mornington Vic	\$480,000	7/2/2019
2. 1/5 Barkly St, Mornington Vic	\$460,000	4/3/2019
3. 1/45 Spray St, Mornington Vic	\$425,000	6/12/2018

Property data source: Core Logic.