

## 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 19 Cawarra Street, Mornington VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range Between \$590,000 & \$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$810,100 \*House ☒ \*Unit ☐ Suburb Mornington  
Period - From December 2017 to November 2018 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. 19 Wandella Road, Mornington Vic    | \$637,000 | 19/6/2018    |
| 2. 14 Lawson Court, Mornington Vic     | \$615,000 | 24/10/2018   |
| 3. 39 Dorothy Crescent, Mornington Vic | \$640,000 | 14/6/2018    |

Property data source: Core Logic.