

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 2/237 Dunns Road, Mornington Vic 3931

Indicative selling price

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

Range between \$695,000 & \$760,000

Median sale price

Median price \$747,500 House X Unit Suburb Mornington

Period - From 01/07/2017 to 30/09/2017 Source 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	1/16 Dulnain St MOUNT MARTHA 3934	\$750,000	05/07/2017
2	4/130a Bentons Rd MOUNT MARTHA 3934	\$745,000	06/07/2017
3	6 Incana La MORNINGTON 3931	\$725,000	14/10/2017

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.

2/237 Dunns Road, Mornington Vic 3931



Rooms:
Property Type: Development Site (Res)
Land Size: 257 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$760,000
Median House Price
September quarter 2017: \$747,500

Comparable Properties

1/16 Dulnain St MOUNT MARTHA 3934 (VG) **Agent Comments**



Price: \$750,000
Method: Sale
Date: 05/07/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



4/130a Bentons Rd MOUNT MARTHA 3934 (REI) **Agent Comments**



Price: \$745,000
Method: Private Sale
Date: 06/07/2017
Rooms: -
Property Type: Unit

6 Incana La MORNINGTON 3931 (REI) **Agent Comments**



Price: \$725,000
Method: Auction Sale
Date: 14/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 428 sqm approx