

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 111 MAXWELL STREET, MORNINGTON

Indicative selling price

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

Single price or range between \$720,000 & \$760,000

Median sale price

Median price \$835,000 Property type HOUSE Suburb MORNINGTON

Period - From 1/10/2019 to 31/12/2019 Source REIV

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. 74 MAXWELL STREET, MORNINGTON	\$735,000	23/11/2019
2. 40 WEBER DRIVE, MORNINGTON	\$735,000	16/01/2020
3. 98 MAXWELL STREET, MORNINGTON	\$730,000	24/02/2020

This Statement of Information was prepared on: 06/03/2020