

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

35 Padua Drive Mornington 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$*

or range between

\$635,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$799,000

*House

Y

*Unit

Suburb

Mornington 3931

Period - From

1st Jan 2017

to

15th Jan 2018

Source

RP Data

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	13 Coimadai Court Mornington	\$640,000	07/10/2017
2	26 Padua Drive Mornington	\$695,000	11/11/2017
3	40 Padua Drive Mornington	\$852,000	13/12/2017

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.