

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 22 Coimadai Court, Mornington, Vic, 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 \$660,000 & \$720,000

Median sale price

(*Delete house or unit as applicable)

Median price \$800,000 *House x *Unit Suburb Mornington, Vic, 3931.

Period - From 1st June 2017 to 11th June 2018 Source www.realestate.com.au

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 80 Exford Drive, Mornington, Vic, 3931.	\$650,000	21 st May, 2018.
2 35 Padua Drive, Mornington, Vic, 3931.	\$676,500	14 th February 2018.
3 24 Coimadai Court, Mornington, Vic, 3931.	\$680,000	9 th February 2018.

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.