

## 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 30 Morven 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 \$850,000 & \$935,000

### Median sale price

Median price \$882,000 House ☒ Unit ☐ Suburb Mornington

Period - From 01/04/2018 to 30/06/2018 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	84 Tanti Av MORNINGTON 3931	\$900,000	21/07/2018
2	4 Lucerne Av MORNINGTON 3931	\$890,000	10/07/2018
3	18 Shandon St MORNINGTON 3931	\$825,000	17/07/2018

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.



3 2 1

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 626 sqm approx

**Agent Comments**

## Comparable Properties

**84 Tanti Av MORNINGTON 3931 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 21/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 605 sqm approx

**4 Lucerne Av MORNINGTON 3931 (VG)**

**Agent Comments**

3 - -

**Price:** \$890,000

**Method:** Sale

**Date:** 10/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 530 sqm approx

**18 Shandon St MORNINGTON 3931 (VG)**

**Agent Comments**

3 - -

**Price:** \$825,000

**Method:** Sale

**Date:** 17/07/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 359 sqm approx