

James Crowder 9708 8667 0407 813 377 james@communityrealestate.com.au

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

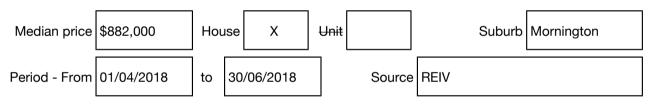
ass 30 Morven Street, Mornington Vic 3931 and de

Indicative selling price

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

Range between \$850,000	&	\$9	35,000
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Median sale price



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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



30 Morven Street, Mornington Vic 3931

James Crowder COMMUNITY





Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 626 sqm approx Agent Comments James Crowder 9708 8667 0407 813 377 james@communityrealestate.com.au

> Indicative Selling Price \$850,000 - \$935,000 Median House Price June quarter 2018: \$882,000

Comparable Properties

84 Tanti Av MORNINGTON 3931 (REI/VG)	Agent Comments
1 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 讲 - 🛱 -	-
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	

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