

Residential Property

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/38 Hampden Street, 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 \$*650,000 & \$ 685,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 512,000

*House

*Unit

X

Suburb Mornington

Period - From 4/12/2016

to 4/12/2017

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 2/52 Queen Street, Mornington	\$ 630,000	13/11/2017
2 1/11 Kent Street, Mornington	\$ 692,500	10/8/2017
3 2/27 Nelson Street	\$ 600,000	14/10/2017

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.~~