

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



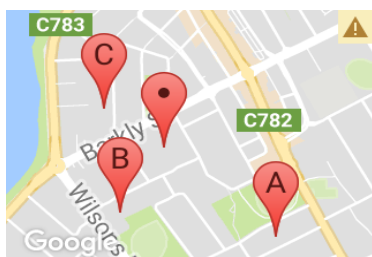
6/25 BARKLY STREET, MORNINGTON, VIC 2 1 1

Indicative Selling Price

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

Price Range: **\$550,000 to \$600,000**

MEDIAN SALE PRICE



MORNINGTON, VIC, 3931

Suburb Median Sale Price (Unit)

\$545,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



3/21 HAMPDEN ST, MORNINGTON, VIC 3931 2 1 1

Sale Price

***\$580,000**

Sale Date: 24/03/2017

Distance from Property: 484m



3/23 MARINE AVE, MORNINGTON, VIC 3931 2 1 1

Sale Price

***\$519,000**

Sale Date: 18/03/2017

Distance from Property: 272m



2/52 QUEEN ST, MORNINGTON, VIC 3931 2 1 1

Sale Price

\$540,000

Sale Date: 16/01/2017

Distance from Property: 240m



This report has been compiled on 20/06/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

6/25 BARKLY STREET, MORNINGTON, VIC 3931

Indicative selling price

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

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

\$545,000

House

Unit

X

Suburb

MORNINGTON

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

Comparable property sales

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
3/21 HAMPDEN ST, MORNINGTON, VIC 3931	*\$580,000	24/03/2017
3/23 MARINE AVE, MORNINGTON, VIC 3931	*\$519,000	18/03/2017
2/52 QUEEN ST, MORNINGTON, VIC 3931	\$540,000	16/01/2017