

## 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 21 Tintagel Way, Mornington, Vic, 3931.

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$850,000 & \$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$810,000 \*House x \*Unit Suburb Mornington, Vic.

Period - From 1<sup>st</sup> May 2017 to 14<sup>th</sup> May 2018 Source [www.realestate.com.au](http://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 23 Tintagel Way, Mornington, Vic, 3931.	\$785,000	17 <sup>th</sup> Dec 2017.
2 19 Tintagel Way, Mornington, Vic, 3931.	\$900,000	28 <sup>th</sup> Feb 2018.
3 5 Kenworthy Rise, Mornington, Vic, 3931.	\$930,000	16 <sup>th</sup> May 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.