

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

3 Emerald Close, Mornington Vic 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$800,000

*House

x

*Unit

Suburb

Mornington, Vic 3931

Period - From

1st March
2017

to

26th March 2018

Source

Realestate.com

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 5 Allchin Avenue Mornington VIC 3931	\$840,000	18 th March 2018
2 2 Swallows Close Mornington VIC 3931	\$860,000	29 th Jan 2018
3 19 Tintagel Way Mornington VIC 3931	\$900,000	28 th Feb 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.