

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

3/46 Strachans Road,  
MORNINGTON 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$890,000 - \$925,000**

### Median sale price

Median **House** for **MORNINGTON** for period **Jul 2018 - Sep 2018**

Sourced from REIV.

**\$725,000**

### 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 the most comparable to the property for sale.

**4-5 Lucerne Avenue,**  
Mornington 3931

Price **\$985,000** Sold 09 July  
2018

**33 A Separation Street,**  
Mornington 3931

Price **\$1,085,000** Sold 13  
May 2018

**5 Pine Avenue,**  
Mornington 3931

Price **\$1,100,000** Sold 28  
June 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

  
4 beds

  
2 baths

  
2 parking

**Abode Mt Martha Pty Ltd**  
**5974 1100**

1/2 Watson Road,  
Mt Martha VIC 3934

### Contact agents



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**ABODE**  
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