

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

58 Adelaide Street, Mornington Vic 3931

Indicative selling price

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

Range between \$1,075,000

&

\$1,125,000

Median sale price

Median price \$800,000

House

Unit

X

Suburb

Mornington

Period - From 01/07/2018

to 30/09/2018

Source REIV

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 Rodney Ct MORNINGTON 3931	\$1,100,000	15/10/2018
2	5 Pine Av MORNINGTON 3931	\$1,100,000	28/06/2018
3	23 Johns Rd MORNINGTON 3931	\$1,100,000	23/08/2018

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.



Rooms:
Property Type: House (Res)
Land Size: 406 sqm approx
Agent Comments

Indicative Selling Price
\$1,075,000 - \$1,125,000
Median Unit Price
September quarter 2018: \$800,000

Comparable Properties



5 Rodney Ct MORNINGTON 3931 (REI)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 15/10/2018
Rooms: -
Property Type: House



5 Pine Av MORNINGTON 3931 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 28/06/2018
Rooms: 7
Property Type: House (Res)
Land Size: 268 sqm approx



23 Johns Rd MORNINGTON 3931 (REI)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 23/08/2018
Rooms: -
Property Type: House