

# 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

33 Sanderling Crescent, Mornington Vic 3931

### Indicative selling price

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

Range between \$565,000 & \$615,000

### Median sale price

Median price \$770,000 Property Type House Suburb Mornington

Period - From 01/04/2019 to 30/06/2019 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 Lorikeet Ct MORNINGTON 3931	\$640,000	24/08/2019
2	12 Charles Farrer Ct MORNINGTON 3931	\$600,000	05/09/2019
3	45 Bungower Rd MORNINGTON 3931	\$577,500	25/05/2019

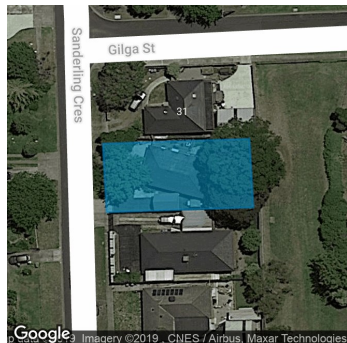
**OR**

~~**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.~~

This Statement of Information was prepared on:

07/10/2019 16:34

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**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 542 sqm approx

Agent Comments

**Indicative Selling Price**

\$565,000 - \$615,000

**Median House Price**

June quarter 2019: \$770,000

## Comparable Properties



**5 Lorikeet Ct MORNINGTON 3931 (REI)**

Agent Comments



**Price:** \$640,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Property Type:** House (Res)

**Land Size:** 694 sqm approx

**12 Charles Farrer Ct MORNINGTON 3931 (VG)**

Agent Comments



**Price:** \$600,000

**Method:** Sale

**Date:** 05/09/2019

**Property Type:** House (Res)

**Land Size:** 507 sqm approx



**45 Bungower Rd MORNINGTON 3931 (REI/VG)**

Agent Comments



**Price:** \$577,500

**Method:** Auction Sale

**Date:** 25/05/2019

**Property Type:** House (Res)

**Land Size:** 811 sqm approx