

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

11 Orchid Avenue, Mornington Vic 3931

Indicative selling price

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

Range between \$680,000 & \$720,000

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	4 Karella Cr MORNINGTON 3931	\$740,000	29/06/2019
2	5 Lawson Ct MORNINGTON 3931	\$688,888	25/05/2019
3	18 Moona Av MORNINGTON 3931	\$650,000	18/03/2019

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:

17/09/2019 14:13



Property Type: House (Previously Occupied - Detached)

Land Size: 585 sqm approx

[Agent Comments](#)

Comparable Properties



4 Karella Cr MORNINGTON 3931 (REI/VG)

[Agent Comments](#)



Price: \$740,000

Method: Private Sale

Date: 29/06/2019

Property Type: House

Land Size: 587 sqm approx



5 Lawson Ct MORNINGTON 3931 (REI/VG)

[Agent Comments](#)



Price: \$688,888

Method: Private Sale

Date: 25/05/2019

Property Type: House

Land Size: 688 sqm approx

18 Moona Av MORNINGTON 3931 (VG)

[Agent Comments](#)



Price: \$650,000

Method: Sale

Date: 18/03/2019

Property Type: House (Res)

Land Size: 593 sqm approx