## 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 betweer	\$680,000		&		\$720,000					
Median sale pi	rice									
Median price	\$770,000	Pro	operty Type	Hou	se		Suburb	Mornington		
Period - From	01/04/2019	to	30/06/2019		So	urce	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.

Add	dress 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



### 11 Orchid Avenue, Mornington Vic 3931



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Property Type: House (Previously Occupied - Detached) Land Size: 585 sqm approx Agent Comments 5971 0300 0429 886 188 joel.hood@eview.com.au

Joel Hood

Indicative Selling Price \$680,000 - \$720,000 Median House Price June quarter 2019: \$770,000

# **Comparable Properties**



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

Account - Eview Group Mornington | P: 03 5971 0300 | F: 03 5971 0388



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.