

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<br>Including suburb and<br>postcode | 1/9 Portrush Grove, 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 | \$1,300,000 | & | \$1,400,000 |
|---------------|-------------|---|-------------|

**Median sale price**

|               |            |       |            |        |      |        |            |
|---------------|------------|-------|------------|--------|------|--------|------------|
| Median price  | \$882,000  | House | X          | Unit   |      | Suburb | Mornington |
| Period - From | 01/04/2018 | to    | 30/06/2018 | 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 | 32 Birdrock Av MOUNT MARTHA 3934 | \$1,400,000 | 11/09/2017   |
| 2 | 20 Shanns Av MOUNT MARTHA 3934   | \$1,358,000 | 20/10/2017   |
| 3 | 34 Gleneagles Av MORNINGTON 3931 | \$1,300,000 | 04/05/2017   |

**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.

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**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
June quarter 2018: \$882,000



**Rooms:**  
**Property Type:**  
**Agent Comments**

## Comparable Properties



**32 Birdrock Av MOUNT MARTHA 3934 (REI/VG)**

**Agent Comments**



**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 11/09/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 571 sqm approx



**20 Shanns Av MOUNT MARTHA 3934 (REI/VG)** **Agent Comments**



**Price:** \$1,358,000  
**Method:** Private Sale  
**Date:** 20/10/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 622 sqm approx



**34 Gleneagles Av MORNINGTON 3931 (VG)** **Agent Comments**



**Price:** \$1,300,000  
**Method:** Sale  
**Date:** 04/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 390 sqm approx