

Joel Hood 5971 0300 0429 886 188 joel.hood@eview.com.au

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	1/9 Portrush Grove, Mornington Vic 3931

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$882,000	Hou	ıse 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.

Ad	dress 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





Comparable Properties



32 Birdrock Av MOUNT MARTHA 3934 (REI/VG)

Price: \$1,400,000 Method: Private Sale Date: 11/09/2017

-4

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)

Price: \$1,300,000 Method: Sale Date: 04/05/2017 Rooms: -

Property Type: House (Res) Land Size: 390 sqm approx

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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.

Agent Comments

Agent Comments

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