

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode: 4 Crest Court Mornington VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price: [] or range between \$630,000 & \$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price: \$810,100 *House: X *Unit: [] Suburb: Mornington
Period-from: 01 Nov 2017 to 31 Oct 2018 Source: Corelogic

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
143 Maxwell Street Mornington VIC 3931	\$710,000	29-Aug-18
19 Nichols Drive Mornington VIC 3931	\$690,000	29-Aug-18
5 Charles Farrer Court Mornington VIC 3931	\$630,002	30-Jun-18

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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143 Maxwell Street Mornington VIC 3931 Sold Price **\$710,000** Sold Date **29-Aug-18**
Distance **1.17km**

 4  2  2



19 Nichols Drive Mornington VIC 3931 Sold Price **\$690,000** Sold Date **29-Aug-18**
Distance **1.4km**

 4  2  2



5 Charles Farrer Court Mornington VIC 3931 Sold Price **\$630,002** Sold Date **30-Jun-18**
Distance **1.15km**

 4  2  2

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