

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

19 Serenity Way, Mornington Vic 3931

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$799,250

House

X

Unit

Suburb Mornington

Period - From 01/04/2017

to 30/06/2017

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 | 11 Harmony Rise MORNINGTON 3931 | \$1,180,000 | 09/01/2017 |
| 2 | 73 Summerfield Dr MORNINGTON 3931 | \$1,150,000 | 24/05/2017 |
| 3 | 9 Harmony Rise MORNINGTON 3931 | \$1,150,000 | 25/07/2017 |

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.~~



Rooms:

Property Type: House (Res)

Land Size: 1030 sqm approx

Agent Comments

Comparable Properties



11 Harmony Rise MORNINGTON 3931 (REI/VG) Agent Comments



Price: \$1,180,000

Method: Sold Before Auction

Date: 09/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 1328 sqm approx



73 Summerfield Dr MORNINGTON 3931 (VG) Agent Comments



Price: \$1,150,000

Method: Sale

Date: 24/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 1118 sqm approx



9 Harmony Rise MORNINGTON 3931 (REI) Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 25/07/2017

Rooms: 11

Property Type: House

Land Size: 1103 sqm approx