

## 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

5 Adina Place, 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 \$540,000 & \$590,000

#### Median sale price

Median price \$805,000 House  Unit  Suburb Mornington

Period - From 01/01/2017 to 31/12/2017 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 | 15 Fitzgerald St MORNINGTON 3931 | \$590,000 | 27/10/2017   |
| 2 | 80 Robertson Dr MORNINGTON 3931  | \$575,000 | 02/09/2017   |
| 3 | 8 Elanora Ct MORNINGTON 3931     | \$560,000 | 18/08/2017   |

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.

Tony Ladiges  
(03) 5971 0300  
0414 905 873  
tony.ladiges@eview.com.au



3   -  

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 612 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$590,000  
**Median House Price**  
Year ending December 2017: \$805,000

## Comparable Properties



15 Fitzgerald St MORNINGTON 3931 (REI/VG) **Agent Comments**

3   2   2

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 27/10/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 566 sqm approx

80 Robertson Dr MORNINGTON 3931 (VG) **Agent Comments**

2   -   -

**Price:** \$575,000  
**Method:** Sale  
**Date:** 02/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 563 sqm approx



8 Elanora Ct MORNINGTON 3931 (VG) **Agent Comments**

2   -   -

**Price:** \$560,000  
**Method:** Sale  
**Date:** 18/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 635 sqm approx