

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	3/129 Fulton Avenue, Mornington Vic 3931
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Indicative selling price

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

Range between	\$540,000	&	\$590,000
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Median sale price

Median price	\$570,000	House		Unit	X	Suburb	Mornington
Period - From	01/10/2017	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	1/77 Prince St MORNINGTON 3931	\$600,000	28/06/2017
2	4/6 Van Ness Av MORNINGTON 3931	\$560,000	28/08/2017
3	13/26 Pamela PI MORNINGTON 3931	\$540,000	14/11/2017

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:
Agent Comments

Indicative Selling Price
\$540,000 - \$590,000
Median Unit Price
December quarter 2017: \$570,000

Comparable Properties



1/77 Prince St MORNINGTON 3931 (VG)

Agent Comments

2 - -

Price: \$600,000
Method: Sale
Date: 28/06/2017
Rooms: -
Property Type: Development Site (Res)
Land Size: 124 sqm approx

4/6 Van Ness Av MORNINGTON 3931 (VG)

Agent Comments

3 - -

Price: \$560,000
Method: Sale
Date: 28/08/2017
Rooms: -
Property Type: Strata Unit/Townhouse -
Conjoined



13/26 Pamela PI MORNINGTON 3931 (REI)

Agent Comments

3 1 1

Price: \$540,000
Method: Private Sale
Date: 14/11/2017
Rooms: 4
Property Type: Unit
Land Size: 367 sqm approx