

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	49a Beleura Hill Road, Mornington Vic 3931
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,300,000	&	\$1,430,000
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**Median sale price**

Median price	\$810,000	House	X	Unit		Suburb	Mornington
Period - From	01/10/2017	to	31/12/2017	Source	REIV		

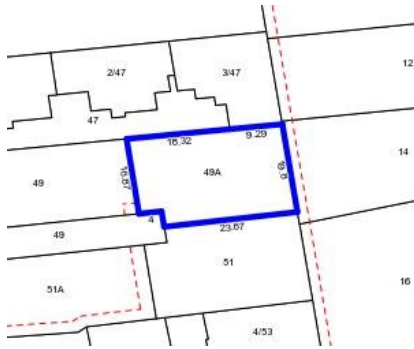
**Comparable property sales (\*Delete A or B below as applicable)**

**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	3/43 Beleura Hill Rd MORNINGTON 3931	\$1,430,000	14/10/2017
2	1/2-4 Morven St MORNINGTON 3931	\$1,362,500	28/04/2017
3	18 Philip St MORNINGTON 3931	\$1,305,000	10/01/2018

**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**

## Comparable Properties



**3/43 Beleura Hill Rd MORNINGTON 3931 (REI)** Agent Comments



**Price:** \$1,430,000  
**Method:** Private Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** House (Res)



**1/2-4 Morven St MORNINGTON 3931 (REI/VG)** Agent Comments



**Price:** \$1,362,500  
**Method:** Private Sale  
**Date:** 28/04/2017  
**Rooms:** 7  
**Property Type:** Townhouse (Single)



**18 Philip St MORNINGTON 3931 (REI)** Agent Comments



**Price:** \$1,305,000  
**Method:** Private Sale  
**Date:** 10/01/2018  
**Rooms:** -  
**Property Type:** Townhouse (Single)