

Residential Property

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 & 2/1 George Street 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 \$* 1,025,000 & \$ 1,090,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 550,000

*House

*Unit

Suburb Mornington VIC 3931

Period - From June 2016 to May 2017

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
1 2/4A Ti-Tree Grove Mornington VIC 3931	\$ 800,000	27/02/17
2 1/37 Nunns Road Mornington VIC 3931	\$ 900,000	23/12/16
3 2/3 Kooyonga Grove Mornington VIC 3931	\$ 990,000	24/12/16

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.