

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Unit 1 / 35 Van Ness Avenue Mornington

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

range between

\$\*570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$550,000

\*House

\*Unit

Suburb

Mornington

Period - From

Dec 2016

to

Feb 2017

Source

RP Data

### Comparable property sales

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	1/34 Alameda Ave, Mornington Vic 3931	\$ 585,000	8 April 2018
2	4/37 Van Ness Avenue Mornington VIC 3931	\$ 550,000	3 April 2017
3	8/14 Maxwell Street Mornington VIC 3931	\$ 565,000	6 May 2017