

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3A BILLABONG CLOSE, MORNINGTON,

 3  2  5

Indicative Selling Price

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

Price Range: \$440,000 to \$480,000

Provided by: Adam Hanley, Impact Realty Group

MEDIAN SALE PRICE



MORNINGTON, VIC, 3931

Suburb Median Sale Price (Vacant Land)

\$710,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



10 TAROOK WAY, MORNINGTON, VIC 3931

 2  1  2

Sale Price

\$570,000

Sale Date: 09/03/2017

Distance from Property: 1.7km



60 HARRAP RD, MOUNT MARTHA, VIC 3934

 -  -  -

Sale Price

\$510,000

Sale Date: 18/02/2017

Distance from Property: 1.4km



50 HYPERNO WAY, MOUNT MARTHA, VIC

 -  -  -

Sale Price

\$530,000

Sale Date: 13/05/2017

Distance from Property: 1.6km



This report has been compiled on 20/09/2017 by Impact Realty Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

3A BILLABONG CLOSE, MORNINGTON, VIC 3931

Indicative selling price

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

Price Range: \$440,000 to \$480,000

Median sale price

Median price \$710,000

House

Unit

Suburb

MORNINGTON

Period 01 July 2016 to 30 June 2017

Source

pricfinder

Comparable property sales

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
10 TAROOK WAY, MORNINGTON, VIC 3931	\$570,000	09/03/2017
60 HARRAP RD, MOUNT MARTHA, VIC 3934	\$510,000	18/02/2017
50 HYPERNO WAY, MOUNT MARTHA, VIC 3934	\$530,000	13/05/2017