

Ben Crowder (03) 9708 8667 0407 557 758 ben@communityrealestate.com.au

> **Indicative Selling Price** \$390,000 - \$420,000 **Median Unit Price** June quarter 2017: \$602,500





Property Type: House Land Size: 325 sqm approx

Agent Comments

Comparable Properties



1/45 Spray St MORNINGTON 3931 (VG)

Price: \$425,000 Method: Sale Date: 09/05/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/28 Lucerne Av MORNINGTON 3931 (REI/VG) Agent Comments

- 2



Price: \$405,000 Method: Private Sale

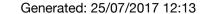
Rooms: 5

Property Type: Unit

Date: 10/05/2017

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.

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669









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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
Including subu		34 Adelaide Street, Mornington Vic 3931				
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$390,0		000		&	\$420,000	
Median sale price						
Median price	\$602,500		Unit	Х	Suburl	Mornington
Period - From	01/04/2017	to 30/06/2017		Source	V	

Comparable property sales

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.



