



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)

2 Hygeia Court, MORNINGTON, 3931

Indicative selling price

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

Single Price

or range between

\$790,000

&

\$850,000

Median sale price

Median price

\$782,500

Property type

House

Suburb

MORNINGTON, 3931

Period from

31/01/2017

to

31/12/2017

Source

Corelogic

Comparable property sale

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

2 Hoiki Drive, MORNINGTON, 3931 Victoria

\$780,000

17/10/2017

6 Cootamundra Court, MORNINGTON, 3931 Victoria

\$861,000

14/12/2017

7 Casuarina Close, MORNINGTON, 3931 Victoria

\$897,000

24/08/2017