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	8 Limosa Drive, Mornington

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	$510,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median price	$790,000	*House	x	*Unit		Suburb	Mornington
Period - From	Sept 11th 2016	to	Sept 11th 2017	Source	REA		

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
4 Narambi Road, Mornington	$555,000	17th May 2017
39 Sanderling Crescent, Mornington	$530,000	5th Aug 2017
10 Melinga Crescent, Mornington	$515,000	5th Aug 2017