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	52 Waltham 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	$640,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median price	$810,000	*House	x	*Unit		Suburb	Mornington
Period - From	1st Dec 2016	to	21st Dec 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
1. 66 Ellinbank Crescent, Mornington	$685,000	15 July 2017
3 50 Waltham Drive, Mornington	$740,000	21 Oct 2017
3. 10 Tintagel Way, Mornington	$712,000	17 June 2017

OR