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	92 Exford Drive, Mornington Vic 3931

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	$620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median price	$730,000 3BR	*House	x	*Unit		Suburb	Mornington
Period - From	1st March 2017	to	28th Feb 2018			Source	Realestate.com.au

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 24 Coimadai Court Mornington, Vic 3931	$680,000	9th Feb, 2018
2 56 Exford Drive Mornington. Vic 3931	$657,500	8th Feb, 2018
3 4 Hillrise Court Mornington, Vic 3931	$631,000	22nd Dec, 2017

OR

B* 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.