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	77 Richardson 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	$575,000	&	$595,000

Median sale price

(*Delete house or unit as applicable)

Median price	$828,000	*House	x	*Unit		Suburb	Mornington, VIC 3931
Period - From	1st February 2018	to	1st February 2019			Source	www.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 8 Allison Street Mornington VIC 3931	$545,000	3rd September 2018
2 44 Richardson Drive, Mornington VIC 3931	$570,000	7th December 2018
3 9 Berry Close, Mornington VIC 3931	$585,000	7th January 2019

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.