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	2/38 Ruth Road, Mornington, Victoria 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	$* 699,000	or range between	$*	&	$

Median sale price

(*Delete house or unit as applicable)

Median price	$ 800,000	*House	X	*Unit		Suburb	Mornington
Period - From	August 2017	to	July 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	3/7 Hunter Street, Mornington, Victoria 3931	$ 795,000	10/04/2018
2	47 Bayview Road, Mornington, Victoria 3931	$ 735,000	26/05/2018
3	45a Bayview Road, Mornington, Victoria 3931	$ 760,000	05/07/2018

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.~~