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	15 Melinga Crescent, 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	$*	or range between	$* 400,000	&	$ 440,000

Median sale price

(*Delete house or unit as applicable)

Median price	$ 828,000	*House	X	*Unit		Suburb	Mornington, VIC 3931
Period - From	01/02/2018	to	01/02/2019			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	24 Richardson Drive, Mornington VIC 3931	$ 460,000	9th January 2019
2	20 Currawong Street, Mornington VIC 3931	$ 491,000	6th October 2018
3	30 Hardy Street, Mornington VIC 3931	$ 495,000	18th December 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.~~