Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/38 Ruth Road 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	$769,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	Other	Suburb	Mornington
Period-from	01 Dec 2018	to	30 Nov 2019	Source	Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

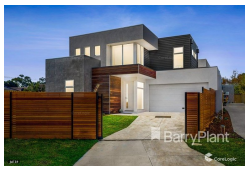
Address of comparable property	Price	Date of sale
1/14 Darcy Street Mornington VIC 3931	$750,000	25-Jul-19
4/15 Green Island Avenue Mount Martha VIC 3934	$760,000	15-Jul-19

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 6 months.

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1/14 Darcy Street Mornington VIC 3931

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Sold Price **$750,000** Sold Date **25-Jul-19**

Distance **0.21km**



4/15 Green Island Avenue Mount Martha VIC 3934

3 2 2

Sold Price **$760,000** Sold Date **15-Jul-19**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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