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

1/14 Wilsons 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	or range between	\$1,200,000	&	\$1,300,000				
Median sale price								
(*Delete house or unit as applicable)								

Median Price	\$660,000	Prope	erty type Unit		Unit	Suburb	Mornington
Period-from	01 Jul 2019	to	30 Jun 2	2020	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	
4 Nunns Road Mornington VIC 3931	\$1,275,000	24-Apr-20	
2 Campbell Grove Mornington VIC 3931	\$1,250,000	21-May-20	
32 Kooyonga Grove Mornington VIC 3931	\$1,225,000	04-May-20	

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.

This Statement of Information was prepared on: 17 July 2020

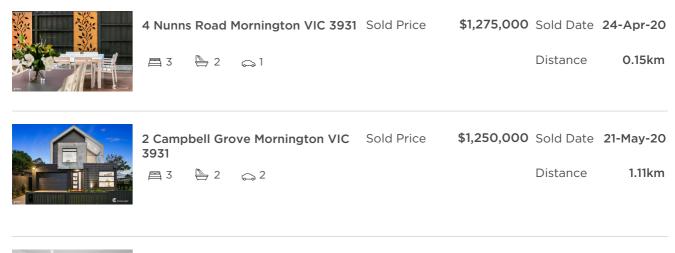


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32 Kooyonga Grove Mornington VIC 3931		Sold Price	\$1,225,000	0 Sold Date 04-May		
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RS = Recent sale UN = Undisclosed Sale

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