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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

36 Padua Drive Mornington VIC 3931

 3  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$599,000 & \$638,000

## Median Sale Price




\$775,000 Houses in Mornington between 01 Jun 2018 - 31 May 2019

Source: CoreLogic




## Comparable Property Sales

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.






**6 Padua Drive Mornington VIC 3931** Sold Price **\$670,000** Sold Date **29-Jun-18**  
 3  1  2 Distance **0.31km**



**71 Richardson Drive Mornington VIC 3931** Sold Price **\$588,000** Sold Date **23-Mar-19**  
 3  1  2 Distance **1.97km**



**77 Richardson Drive Mornington VIC 3931** Sold Price **\$590,000** Sold Date **17-Feb-19**  
 3  1  2 Distance **1.98km**

RS = Recent sale      UN = Undisclosed Sale

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