

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 33 Prince Street Mornington, Victoria, 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$805,000 House Suburb Mornington

Period - From 01/09/2017 to 31/08/2018 Source REA

Comparable property sales

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
18a Mitchell Street, Mornington	\$1,300,000	05/5/18
15A Sunningdale Avenue, Mornington	\$1,350,000	23/04/18
7A Kooyonga Grove, Mornington	\$1,350,000	30/03/18

Property offered for sale by

Agent Name and
Contact Details
Nicholas Lynch Pty Ltd
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