

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

15 Wensley Close, Mornington Vic 3931

Indicative selling price

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

Range between \$650,000 & \$710,000

Median sale price

Median price \$727,500 Property Type House Suburb Mornington

Period - From 01/07/2018 to 30/06/2019 Source REIV

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	7 Nowra Ct, Mornington, Vic 3931, Australia	\$605,000	01/08/2019
2	24 Glendenning Rise, Mornington, Vic 3931, Australia	\$670,000	28/06/2019
3	8 Warilda Ct, Mornington, Vic 3931, Australia	\$650,000	21/05/2019

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.~~

This Statement of Information was prepared on:

26/09/2019 10:03

15 Wensley Close, Mornington Vic 3931



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 583 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$710,000

Median House Price

Year ending June 2019: \$727,500

Comparable Properties

7 Nowra Ct, Mornington, Vic 3931, Australia (REI)

Agent Comments

3 1 1

Price: \$605,000

Method:

Date: 01/08/2019

Property Type: House

24 Glendenning Rise, Mornington, Vic 3931, Australia (REI)

Agent Comments

3 2 2

Price: \$670,000

Method:

Date: 28/06/2019

Property Type: House

8 Warilda Ct, Mornington, Vic 3931, Australia (REI)

Agent Comments

3 2 2

Price: \$650,000

Method:

Date: 21/05/2019

Property Type: House

Account - Nicholas Lynch Pty Ltd | P: 1300 487 469



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.