

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 1/34 Napier Street, Mornington 3931

Indicative selling price

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

Single price \$480,000

Median sale price

Median price \$630,000

Unit X

Suburb Mornington

Period - From 01 May 2017 to 14 May 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
2/8 Van Ness Avenue, Mornington 3931	\$457,500	05 Dec 2017
2/2 Alameda Avenue, Mornington 3931	\$441,000	05 Jan 2018
5/32 Adelaide Street, Mornington 3931	\$410,000	29 Jan 2018

Property offered for sale by

Agent Name and
Contact Details

Nicholas Lynch Pty Ltd
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