

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 29 Carramar Street, Mornington, Vic 3931

Indicative selling price

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

or range between \$465,000 & \$505,000

Median sale price

Median price \$760,000 House x Suburb Mornington

Period - From 1st May 2016 to 1st May 2017 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
5 Korong Court, Mornington	\$522,000	01/04/2017
31 Sanderling Crescent, Mornington	\$467,500	01/05/2017
15 Gilga Street, Mornington	\$501,000	25/03/2017

Property offered for sale by

Agent Name and
Contact Details Patrick Cornish of Nicholas Lynch
0438 238 453

DATE Prepared: 25/5/2017