

# 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 4/53 Nunns Road, Mornington

### Indicative selling price

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

Single price \$ or range between \$565,000 & \$595,000

### Median sale price

Median price \$535,000 Property type Unit Suburb Mornington

Period - From 01/04/2019 to 28/04/2020 Source RP Data

### Comparable property sales

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 40A Strachans Road, Mornington	\$637,000	21/04/2020
2 2/24 Adealide Street, Mornington	\$570,000	15/11/2020
3 4/902 Nepean Highway, Mornington	\$630,000	21/02/2020

This Statement of Information was prepared on: Saturday 13<sup>th</sup> June, 2020