

## 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 4/53 NUNNS RD, MORNINGTON

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$490,000 & \$539,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$613,750 \*House ☐ \*Unit ☒ Suburb Mornington

Period - From 01/10/16 to 01/10/16 Source Realestate.com.au

#### 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
2/78 Nunns Rd, Mornington	\$522,000	24/09/17
4/56 Wilsons Rd, Mornington	\$480,000	19/06/17
2/31 King Georges Ave, Mornington	\$550,000	14/10/17



OBrien Real Estate