

# 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 25 Johns Road, Mornington 3931

### Indicative selling price

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

Range between \$ 1,100,000 & \$ 1,200,000

### Median sale price

Median price \$ 800,500 House ☒ Suburb Mornington

Period - From 01 Apr 2017 to 23 Apr 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
17 Wilsons Road Mornington 3931	\$ 1,225,000	19 April 2018
1A George Street Mornington 3931	\$ 1,099,000	20 Feb 2018
74 York Street Mornington 3931	\$ 1,182,000	3 March 2018

### Property offered for sale by

Agent Name and  
Contact Details Nicholas Lynch Pty Ltd  
Dean McPherson  
0412 857 440  
dean.mcpherson@nl.com.au

DATE Prepared: 21<sup>st</sup> May 2018