

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 158 Barkly Street Mornington

Indicative selling price

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

Range
between \$1,950,000 & \$2,145,000

Median sale price

Median price \$801,000 House ☒ Suburb Mornington

Period - From Aug 2017 to July 2018 Source Corelogic

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
1. 11 Baroona Street, Mornington	\$2,300,000	19/6/18
2. 4a Bath Street Mornington	\$1,669,980	18/4/18
3. 11a Bath Street Mornington	\$1,920,000	30/4/18

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Real Estate Pty Ltd
Dean McPherson 0412 857 440
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DATE Prepared: 14th August 2018