

# 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 20 Morell Street, Mornington Vic 3931

### Indicative selling price

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

Single price \$2,650,000

### Median sale price

Median price \$800,500

House ☒

Suburb Mornington

Period - From 1 August 2016 to 7 August 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
1. 51 Morell Street, Mornington	\$3,650,000	12 May 2017
2. 814 Esplanade, Mornington	\$2,400,000	4 April 2017
3. 8a Royal Street, Mornington	\$2,400,000	1 August 2017

### Property offered for sale by

Agent Name and  
Contact Details

Nicholas Lynch Pty Ltd  
Dean McPherson M 0412 857 440  
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DATE Prepared: 17<sup>th</sup> August 2017