

## 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

10 Nelson 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,470,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Mornington

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

### 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 6 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

29 Venice Street Mornington VIC 3931	\$1,545,000	18-Jan-21
8 Downward Street Mornington VIC 3931	\$1,455,000	03-Dec-20
41 Tanti Avenue Mornington VIC 3931	\$1,465,000	03-Feb-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 April 2021



**CONDITIONS OF ENTRY**  
Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, vendors, landlords, buyers, tenants and anyone who attends or lives in the properties that we manage in face of the COVID-19 Virus.

Open for inspections are now permitted for sale and rental properties.

At an open for inspection there must be one person per two sqm. If the property is occupied, then they will need to leave the property at the time of the inspection.

## 29 Venice Street Mornington VIC 3931

 3  2  2

Sold Price <sup>RS</sup> **\$1,545,000** <sup>UN</sup> Sold Date **18-Jan-21**

Distance **0.4km**



## 8 Downward Street Mornington VIC 3931

 3  2  2

Sold Price **\$1,455,000** Sold Date **03-Dec-20**

Distance **0.42km**



## 41 Tanti Avenue Mornington VIC 3931

 4  2  2

Sold Price <sup>RS</sup> **\$1,465,000** Sold Date **03-Feb-21**

Distance **1.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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