

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 23 Webb St, Mornington 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$750,000 House Suburb Mornington

Period - From 1 April 2016 to 24 April 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 13 Hargreaves St, Mornington	\$940,000	6/11/16
2. 32 Nunns Rd, Mornington	\$892,500	6/1/17
3. 34 Nunns Rd, Mornington	\$925,000	22/2/17

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd. Bill Branthwaite, m) 0438 148 858
bill.branthwaite@nl.com.au

DATE Prepared: 28th April 2017