

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

5 Swansea Grove Mornington

Indicative selling price

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

Range between \$820,000 \$890,000

Median sale price

Median price \$805,000

House ☒

Suburb Mornington

Period - From 1/9/18

31/8/18

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
8 Prince Street Mornington	\$884,000	23/7/18
35 Nelson Street Mornington	\$870,000	19/9/18
14 Adealide Street Mornington	\$810,000	6/7/18

Property offered for sale by

Agent Name and
Contact Details

Nicholas Lynch Pty Ltd
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