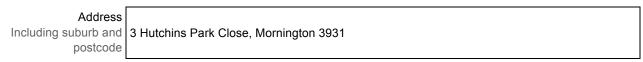
Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

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

Range between	\$650,000	&	\$710,000]
---------------	-----------	---	-----------	---

Median sale price

Median price	\$780,000		House X	Suburb	Mornington	
Period - From	1 July 2016	to	3 July 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. 22 Parkside Cres, Mornington	\$670,000	5 March 2017
2. 8 Wensley Close, Mornington	\$696,000	8 May 2017
3. 114 Maxwell St, Mornington	\$623,000	10 June 2017

Property offered for sale by

Agent Name and
Contact Details

Bill Branthwaite
Nicholas Lynch Pty Ltd
M: 0438 148 858 E: bill.branthwaite.com.au

DATE Prepared: 10 July 2017

