

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 3 Hutchins Park Close, Mornington 3931

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 ☒ 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
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Nicholas Lynch Pty Ltd
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