



Bill Katsoulis ABN: 41 288 796 054 Agent No: 082189L T/A @realty  
Level 31/120 Collins Street Melbourne VIC 3000  
Tel: 1300 299 377 Fax: 07 5592 0900 Agent No: 082189L  
Email: billkatsoulis@atrealty.com.au

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## 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 21 Lynn Close Mornington 3931

Including suburb and  
postcode

#### 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 \$1,550,000 or range between \$\* & \$

#### Median sale price

Median price \$1,100,000 Property Type House Suburb MORNINGTON

Period - From 1/4/21 to 30/4/22 Source Core Logic

#### 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 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 7 Ben Drive Mornington	\$1,540,000	8/4/22
2 3 Lynn Close Mornington	\$1,460,000	19/4/22
3 17 Mornington Mist Court Mornington	\$1,465,000	14/4/22

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 six months.~~

This Statement of Information was prepared on: 15/06/22