

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 Cook Street Mornington VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,400,000

&

\$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,023,750

Property type

House

Suburb

Mornington

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

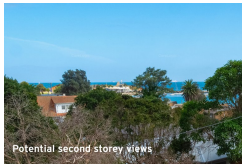
8A Grange Road Mornington VIC 3931	\$2,600,000	25-Mar-21
6A Royal Street Mornington VIC 3931	\$2,601,100	24-Jun-21

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 6 months.

This Statement of Information was prepared on: 31 January 2022

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8A Grange Road Mornington VIC 3931

3 2 2

Sold Price **\$2,600,000** Sold Date **25-Mar-21**

Distance **0.14km**



CONDITIONS OF ENTRY

Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, vendors, landlords, buyers, tenants and anyone who attends or lives in the properties that we manage in face of the COVID-19 Virus.

Open for inspections are now permitted for sale and rental properties.

At an open for inspection there is a density quotient of 1 person per 4 sqm.

6A Royal Street Mornington VIC 3931

3 2 2

Sold Price **\$2,601,100** Sold Date **24-Jun-21**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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