

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 8a Royal Street, Mornington 3931

Indicative selling price

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

Price Range

\$2,250,000

to

\$2,450,000

Median sale price

Median price \$785,000

House ☒

Suburb Mornington

Period - From 1 July 2016 to 24 July 2017

Source REA

Comparable property sales

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.

However the following Addresses were used to arrive at our Indicative Selling Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1. 684 Esplanade, Mornington	\$ 2,450,000	18/04/17
2. 814 Esplanade, Mornington	\$ 2,400,000	04/04/17
3. 3 Mills Beach Close, Mornington	\$ 2,550,000	22/02/16

Property offered for sale by

Agent Name and
Contact Details

Nicholas Lynch 0411 121 356 nicholas.lynch@nl.com.au

DATE Prepared: 28th July 2017