

## 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

26 NICHOLS DRIVE MORNINGTON VIC 3931

### 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

or range  
between

\$840,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,162,500

Property type

House

Suburb

Mornington

Period-from

01 Jan 2022

to

31 Dec 2022

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 13 NICHOLS DRIVE MORNINGTON VIC 3931  | \$885,000 | 22-Sep-22 |
| 25 BAY RISE DRIVE MORNINGTON VIC 3931 | \$835,000 | 18-Nov-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 6 months.

This Statement of Information was prepared on: 13 January 2023



## 13 NICHOLS DRIVE MORNINGTON VIC 3931

 3  2  2

Sold Price

**\$885,000**

Sold Date

**22-Sep-22**

Distance

**0.14km**



## 25 BAY RISE DRIVE MORNINGTON VIC 3931

 3  2  1

Sold Price

<sup>RS</sup> **\$835,000** <sup>UN</sup>

Sold Date

**18-Nov-22**

Distance

**0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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