

# 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 3/2 Alameda Avenue, Mornington 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$620,000 Unit X Suburb Mornington

Period - From 01 Apr 2017 to 30 Apr 2018 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
5/32 Adelaide Street, Mornington 3931	\$410,000	29 Jan 2018
2/2 Alameda Avenue, Mornington 3931	\$441,000	05 Jan 2018
2/15 Brent Street, Mornington 3931	\$400,000	14 Apr 2018

### Property offered for sale by

Agent Name and  
Contact Details Nicholas Lynch Pty Ltd  
Anna Bassett  
0407 140 197  
anna.bassett@nl.com.au

DATE Prepared: 11 May 2018