

# 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 19 Nichols Drive Mornington

### Indicative selling price

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

Range between \$670,000 & \$730,000

### Median sale price

Median price 801,000 House ☒ Suburb Mornington

Period - From Aug 2017 to Jul 2018 Source CoreLogic

### 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
39 Dorothy Crescent Mornington	\$640,000	14/6/18
12 Spinnaker Rise Mornington	\$710,000	31/5/18
4 Andrew Place Mornington	\$626,500	17/4/18

### Property offered for sale by

Agent Name and  
Contact Details Nicholas Lynch Pty Ltd  
Bill Branthwaite – Mobile: 0438 148 858  
bill.branthwaite@nl.com.au

DATE Prepared: 16th August 2018