

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 8/800 Nepean Highway Mornington

Indicative selling price

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

Range
between \$395,000 & \$430,000

Median sale price

Median price \$600,000 Unit X Suburb Mornington

Period - From Aug 2017 to July 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
3/2 Alameda Avenue Mornington	\$472,000	15/6/18
1/11-13 Bayview Road Mornington	\$488,000	22/5/18
2/763 Nepean Highway Mornington	\$360,000	2/3/18

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
Bill Branthwaite
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DATE Prepared: 16th August 2018