

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

5 Lynn Close Mornington VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,480,000

&

\$1,580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

Mornington

Period-from

01 Nov 2020

to

31 Oct 2021

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

37 Serenity Way Mornington VIC 3931	\$1,600,000	09-Oct-21
10 Billabong Close Mornington VIC 3931	\$1,586,000	07-Oct-21

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: 10 November 2021



37 Serenity Way Mornington VIC 3931

 4  2  2

Sold Price ^{RS} **\$1,600,000** Sold Date **09-Oct-21**

Distance **0.34km**



10 Billabong Close Mornington VIC 3931

 4  2  2

Sold Price ^{RS} **\$1,586,000** ^{UN} Sold Date **07-Oct-21**

Distance **1.26km**

RS = Recent sale **UN** = Undisclosed Sale

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