

# 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 14 Yacht Court 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$802,500 House ☒ Suburb Mornington

Period - From 1<sup>st</sup> Nov 2016 to 6<sup>th</sup> Nov 2017 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
1. 23 Webb Street, Mornington	\$950,000	26/06/2017
2. 71 Wilsons Rd, Mornington	\$1,300,000	07/06/2017
3. 2 Neptune St, Mornington	\$1,600,000	08/06/2017

### Property offered for sale by

Agent Name and  
Contact Details Leanne Williams  
Mobile: 0412 725526  
Leanne.williams@nl.com.au

DATE Prepared: 15<sup>th</sup> November 2017