

## 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

2/27 Nelson Street, Mornington Vic 3931

#### Indicative selling price

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

Range between \$540,000

&

\$594,000

#### Median sale price

Median price \$799,250

House

X

Unit

Suburb Mornington

Period - From 01/04/2017

to 30/06/2017

Source REIV

#### 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 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	3/21-23 Hampden St MORNINGTON 3931	\$580,000	24/03/2017
2	3/49 Nunns Rd MORNINGTON 3931	\$565,000	23/05/2017
3	2/16 Tarook Way MORNINGTON 3931	\$540,000	14/03/2017

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 six months.~~



**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**3/21-23 Hampden St MORNINGTON 3931 (REI)** **Agent Comments**



**Price:** \$580,000

**Method:** Private Sale

**Date:** 24/03/2017

**Rooms:** 5

**Property Type:** Unit

**3/49 Nunns Rd MORNINGTON 3931 (VG)**

**Agent Comments**



**Price:** \$565,000

**Method:** Sale

**Date:** 23/05/2017

**Rooms:** -

**Property Type:** Strata Unit/Flat



**2/16 Tarook Way MORNINGTON 3931 (VG)**

**Agent Comments**



**Price:** \$540,000

**Method:** Sale

**Date:** 14/03/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)