

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 24 Queen Street, Mornington, Vic 3931

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$800,500 House Suburb Mornington

Period - From 1 August 2016 to 7 August 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. 2 Alfred St, Mornington	\$ 1,660,000	20/6/17
2. 47 Queen St, Mornington	\$ 1,555,000	20/4/17
3. 11 Bath St, Mornington	\$ 1,772,000	25/7/17

Property offered for sale by

Agent Name and
Contact Details

Nicholas Lynch Pty Ltd
Dean McPherson
Mobile: 0412 857 440 Email: dean.mcpherson@nl.com.au

DATE Prepared: 17th August 2017