

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 831 Esplanade, Mornington 3931

Indicative selling price

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

Single price \$1,950,000

Median sale price

Median price \$770,000 House Suburb Mornington
Period - From 1 June 2016 to 5 June 2017 Source REA

Comparable property sales

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.

However the following Addresses were used to arrive at our Indicative Selling Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1 12/786 Esplanade, Mornington	\$ 3,848,000	31/03/17
2 51 Morell Street, Mornington	\$ 3,650,000	03/05/17
3 5 Kalimna Drive, Mornington	\$ 6,000,000	04/01/17

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch 0411 121 356 nicholas.lynch@nl.com

DATE Prepared: 13th June 2017