

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

23 Amelia Avenue, Mornington Vic 3931

Indicative selling price

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

Range between \$710,000 & \$750,000

Median sale price

Median price \$760,000 Property Type House Suburb Mornington

Period - From 10/10/2018 to 09/10/2019 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	7 Warner Av MORNINGTON 3931	\$855,000	17/07/2019
2	7 Eagle St MORNINGTON 3931	\$750,000	09/09/2019
3	54 Herbert St MORNINGTON 3931	\$710,000	01/07/2019

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.~~

This Statement of Information was prepared on:

10/10/2019 16:01

23 Amelia Avenue, Mornington Vic 3931



Property Type:
Agent Comments

Indicative Selling Price
\$710,000 - \$750,000
Median House Price
10/10/2018 - 09/10/2019: \$760,000

Comparable Properties



7 Warner Av MORNINGTON 3931 (REI/VG)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 17/07/2019
Property Type: House (Res)
Land Size: 865 sqm approx



7 Eagle St MORNINGTON 3931 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 09/09/2019
Rooms: 7
Property Type: House
Land Size: 578 sqm approx



54 Herbert St MORNINGTON 3931 (REI/VG)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 01/07/2019
Property Type: House
Land Size: 437 sqm approx

Account - Nicholas Lynch Pty Ltd | P: 1300 487 469



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.