

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

1/18 Neptune Street Mornington VIC 3931

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$879,000

Property type

House

Suburb

Mornington

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

56 Strachans Road Mornington VIC 3931	\$1,150,000	29-Jul-20
76 Strachans Road Mornington VIC 3931	\$1,055,000	01-Jan-21

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 6 months.

This Statement of Information was prepared on: 24 February 2021



56 Strachans Road Mornington VIC 3931

Sold Price

\$1,150,000

Sold Date

29-Jul-20

 3

 2

 2

Distance

0.39km



CONDITIONS OF ENTRY

Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, visitors, residents, tenants, licensees and anyone who attends or lives in the properties that we manage in line of the COVID-19 Virus.

In the current restrictions you are able to inspect sale and rental properties in Metropolitan Melbourne by private appointment as long as you live in Metropolitan Melbourne. You will be sent a confirmation SMS at the private appointment as verification of who you have left your home.

The private appointment is limited to 15 minutes and to one person only. The property manager and one prospective buyer/tenant, who may be accompanied by one other person from an existing household or an intimate partner and the prospective buyer or tenant's children under 18 years old if there are no appropriate alternative care arrangements available. If the property is occupied, then they will need to leave the property at the time of the private appointment.

CoreLogic

76 Strachans Road Mornington VIC 3931

Sold Price

^{RS} **\$1,055,000**

Sold Date

01-Jan-21

 3

 2

 2

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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