

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

12 Nichols Drive 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

or range
between

\$1,100,000

&

\$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,078,500

Property type

House

Suburb

Mornington

Period-from

01 Mar 2021

to

28 Feb 2022

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

45 Separation Street Mornington VIC 3931	\$1,151,000	10-Oct-21
16 Cranswick Court Mornington VIC 3931	\$1,112,000	10-Dec-21
35 Tintagel Way Mornington VIC 3931	\$1,135,000	02-Dec-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: 01 March 2022



45 Separation Street Mornington VIC 3931

 3  2  2

Sold Price

\$1,151,000

Sold Date

10-Oct-21

Distance

0.95km



16 Cranswick Court Mornington VIC 3931

 3  2  2

Sold Price

^{RS} **\$1,112,000**

Sold Date

10-Dec-21

Distance

0.87km



35 Tintagel Way Mornington VIC 3931

 3  2  2

Sold Price

\$1,135,000

Sold Date

02-Dec-21

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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