

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

22 NUNNS ROAD MORNINGTON VIC 3931

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between
\$1,275,000 \$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$ \$1,150,000 Property type House Suburb Mornington
Period-from 28Oct 2023 to 28 Sept 2024 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 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
31 Nunns Road, Mornington	\$ 1,785,000.00	29-May-24
2/9 Venice Street, Mornington	\$ 1,475,000.00	16/05/2024
28 John Rowell Lane, Mornington	\$ 1,561,000.00	12/10/2024

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.~~

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consumer.vic.gov.au



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RS = Recent sale

UN = Undisclosed Sale

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