

Joel Hood 5971 0300 0429 886 188 joel.hood@eview.com.au

Indicative Selling Price \$1,250,000 - \$1,375,000 **Median House Price** March quarter 2017: \$870,000



Rooms:

Property Type: House (Res) Land Size: 731.557 sqm **Agent Comments**

Comparable Properties



5 Magnolia Way MOUNT MARTHA 3934

(REI/VG) **-** 5



3

Price: \$1,382,000 Method: Private Sale Date: 31/01/2017

Rooms: 8

Property Type: House Land Size: 1300 sqm

Agent Comments



619 Esplanade Esp MORNINGTON 3931 (REI)

-- 5







Price:

Method: Auction Sale Date: 25/03/2017

Rooms: 6

Property Type: House (Res) Land Size: 934 sqm

7 Nunns Rd MORNINGTON 3931 (REI/VG)









Price: \$1,300,000 Method: Private Sale Date: 27/11/2016

Rooms: 7

Property Type: House (Res) Land Size: 581 sqm

Agent Comments

Agent Comments

Account - Eview Group | P: 03 5971 0300 | F: 03 5971 0388





Generated: 20/06/2017 11:16



Joel Hood 5971 0300 0429 886 188 joel.hood@eview.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
---------------------------	----	-----	------	-------	--------	------

Address Including suburb and	9 Bentons Road, Mornington Vic 3931
postcode	

Indicative selling price

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

Range between \$1,250,000	&	\$1,375,000
---------------------------	---	-------------

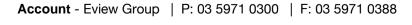
Median sale price

Median price	\$870,000	Н	ouse X		Su	burb	Mornington	
Period - From	01/01/2017	to	31/03/2017	,	Source	REIV	,	

Comparable property sales

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	
5 Magnolia Way MOUNT MARTHA 3934	\$1,382,000	31/01/2017	
619 Esplanade Esp MORNINGTON 3931		25/03/2017	
7 Nunns Rd MORNINGTON 3931	\$1,300,000	27/11/2016	







Generated: 20/06/2017 11:16