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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)

Agent Comments



Price: \$1,382,000
Method: Private Sale
Date: 31/01/2017
Rooms: 8
Property Type: House
Land Size: 1300 sqm



619 Esplanade Esp MORNINGTON 3931 (REI)

Agent Comments



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)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 27/11/2016
Rooms: 7
Property Type: House (Res)
Land Size: 581 sqm

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

9 Bentons Road, Mornington Vic 3931

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

House

Suburb 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