



3 2.5 2

Rooms:

Property Type: Townhouse (Res)

Land Size: 306 sqm

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending March 2017: \$1,048,750

Comparable Properties



187c Beach Rd MORDIALLOC 3195 (VG)

Agent Comments

3 - -

Price: \$1,425,000

Method: Sale

Date: 19/12/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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 six months.

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

9a Montgomery Street, Mordialloc Vic 3195

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,048,750

House

X

Suburb

Mordialloc

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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 six months.