



4 2.5 2

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



4/95-97 White St MORDIALLOC 3195 (REI)

Agent Comments

3 2 6

Price: \$1,060,000

Method: Private Sale

Date: 22/04/2017

Rooms: -

Property Type: Townhouse (Single)



2/7 Krone St MORDIALLOC 3195 (REI/VG)

Agent Comments

3 2 2

Price: \$975,000

Method: Auction Sale

Date: 25/02/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 286 sqm



10a Ashmore Av MORDIALLOC 3195 (REI)

Agent Comments

3 2 2

Price: \$878,000

Method: Sold After Auction

Date: 08/04/2017

Rooms: -

Property Type: Townhouse (Res)

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

76b Warren Road, Mordialloc Vic 3195

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

Range between

\$880,000

&

\$960,000

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

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
4/95-97 White St MORDIALLOC 3195	\$1,060,000	22/04/2017
2/7 Krone St MORDIALLOC 3195	\$975,000	25/02/2017
10a Ashmore Av MORDIALLOC 3195	\$878,000	08/04/2017