Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	1 Lesa Court, Mount Martha, VIC 3934

Indicative selling price

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

Single price	$*	or range between	$830,000	&	$910,000

Median sale price

(*Delete house or unit as applicable)

Median price	$970,000	*House	x	*Unit		Suburb	Mount Martha VIC 3931
Period - From	1st September 2017	to	18TH September 2018			Source	www.realestate.com.au

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 six 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
1 3 Scenic Court, Mount Martha VIC 3934	$870,000	24th April 2018
2 3 Eril Court, Mount Martha VIC 3934	$985,000	14th July 2018
3 4 Shiraz Court, Mount Martha VIC 3934	$1,055,000	17th May 2018

OR

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 six months.