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<br>Including suburb and postcode | 342 Esplanade Mount Martha |

## 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 | $1,000,000 | & | $1,100,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $917,000 | *House | X | *Unit | | Suburb | Mount Martha |
| Period - From | Oct 2017 | to | Sept 2018 | | | Source | Pricefinder |

## 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 |
|---|---|---|
| 29 Burrawang Terrace Mount Martha | $1,065,000 | 26 April 2018 |
| 14 Wonderland Terrace Mount Martha | $1,000,000 | 23 Jan 2018 |
| 348 Esplanade MountMartha | $1,200,000 | 9 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.