

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	5/61 Green Island Av MOUNT MARTHA 3934	\$630,000	06/04/2018
2	28 Seacrest PI MOUNT MARTHA 3934	\$630,000	19/02/2018
3	3 Melaleuca Rd MOUNT MARTHA 3934	\$612,000	26/05/2018

**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.

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**Indicative Selling Price**  
\$595,000 - \$640,000  
**Median Unit Price**  
Year ending June 2018: \$679,250



3   2   2

**Rooms:**  
**Property Type:** House  
**Agent Comments**

## Comparable Properties

**5/61 Green Island Av MOUNT MARTHA 3934 (VG)**   **Agent Comments**

2   -   -

**Price:** \$630,000  
**Method:** Sale  
**Date:** 06/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 226 sqm approx



**28 Seacrest PI MOUNT MARTHA 3934 (REI/VG)**   **Agent Comments**

3   2   2

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 19/02/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 194 sqm approx



**3 Melaleuca Rd MOUNT MARTHA 3934 (VG)**   **Agent Comments**

3   -   -

**Price:** \$612,000  
**Method:** Sale  
**Date:** 26/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx