

## Residential Property

## Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

1/23-25 Green Island Ave, Mount Martha 3934

## Indicative selling price

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

Single price \$\*749,000

or range between \$\*

&

\$

## Median sale price

(\*Delete house or unit as applicable)

Median price \$ 620,000

\*House

\*Unit

X

Suburb

Mount Martha

Period - From 20/11/2016

to

20/11/2017

Source

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 1/9 Kristian Court, Mount Martha  | \$ 757,500 | 28/11/2017   |
| 2 4/130A Bentons Road, Mount Martha | \$ 745,000 | 13/07/2017   |
| 3 10A Seaview Ave, Mornington       | \$ 700,000 | 27/10/2017   |

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.~~