

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

1 Kurrup Street, Mount Martha Vic 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$930,000

Median sale price

Median price \$962,500 House X Unit Suburb Mount Martha

Period - From 01/01/2017 to 31/12/2017 Source REIV

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	4 Ailsa St MOUNT MARTHA 3934	\$925,000	24/11/2017
2	31 Helena St MOUNT MARTHA 3934	\$915,500	29/11/2017
3	15 St Ives Gr MOUNT MARTHA 3934	\$905,000	07/08/2017

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.

1 Kurrup Street, Mount Martha Vic 3934

BONACCORDE

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Indicative Selling Price

\$880,000 - \$930,000

Median House Price

Year ending December 2017: \$962,500



3 1 0

Rooms:

Property Type: House

Land Size: 745 sqm approx

Agent Comments

Comparable Properties



4 Ailsa St MOUNT MARTHA 3934 (REI)

Agent Comments

3 2 2

Price: \$925,000

Method: Private Sale

Date: 24/11/2017

Rooms: 6

Property Type: House (Res)



31 Helena St MOUNT MARTHA 3934 (REI)

Agent Comments

3 1 -

Price: \$915,500

Method: Private Sale

Date: 29/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 929 sqm approx



15 St Ives Gr MOUNT MARTHA 3934 (REI)

Agent Comments

4 2 3

Price: \$905,000

Method: Private Sale

Date: 07/08/2017

Rooms: 7

Property Type: House (Res)

Land Size: 917 sqm approx