

Brendan Collopy 03 5974 8900 0400 339 644

Statement of Information

brendan@bonaccorde.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and	1 Kurrup Street, Mount Martha Vic 3934
postcode	

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	Hou	ıse X	Unit		Suburl	Mount Martha
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

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Indicative Selling Price \$880,000 - \$930,000 **Median House Price** Year ending December 2017: \$962,500

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Rooms:

Property Type: House Land Size: 745 sqm approx

Agent Comments

Comparable Properties



4 Ailsa St MOUNT MARTHA 3934 (REI)

=3



Price: \$925.000 Method: Private Sale Date: 24/11/2017 Rooms: 6

Property Type: House (Res)

Agent Comments



31 Helena St MOUNT MARTHA 3934 (REI)

--3





Price: \$915,500 Method: Private Sale Date: 29/11/2017 Rooms: 6

Property Type: House (Res) Land Size: 929 sqm approx **Agent Comments**



15 St Ives Gr MOUNT MARTHA 3934 (REI)



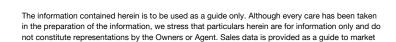
Price: \$905,000 Method: Private Sale Date: 07/08/2017

Rooms: 7

Property Type: House (Res) Land Size: 917 sqm approx

Agent Comments

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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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