

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

45 Dorset Road, Mount Martha Vic 3934

Indicative selling price

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

Range between

\$900,000

&

\$970,000

Median sale price

Median price

\$887,500

House

X

Unit

Suburb

Mount Martha

Period - From

01/04/2017

to

30/06/2017

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	127 Somerset Dr MOUNT MARTHA 3934	\$970,000	11/08/2017
2	55 Somerset Dr MOUNT MARTHA 3934	\$947,000	11/07/2017
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.~~

45 Dorset Road, Mount Martha Vic 3934



 4  1  2

Rooms:
Property Type: House
Land Size: 943 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$970,000
Median House Price
June quarter 2017: \$887,500

Comparable Properties



127 Somerset Dr MOUNT MARTHA 3934 (REI) **Agent Comments**

 3  2  2

Price: \$970,000
Method: Private Sale
Date: 11/08/2017
Rooms: 6
Property Type: House



55 Somerset Dr MOUNT MARTHA 3934 (REI) **Agent Comments**

 3  2  2

Price: \$947,000
Method: Private Sale
Date: 11/07/2017
Rooms: 6
Property Type: House (Res)
Land Size: 967 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