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 betweer	n \$900,000		&	\$970	,000			
Median sale p	rice							
Median price	\$887,500	House	x	Unit			Suburb	Mount Martha
Period - From	01/04/2017	to 30)/06/2017	7	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.

Ade	dress 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.

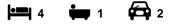
Account - Chisholm & Gamon | P: 03 5974 6888

Generated: 18/08/2017 13:36

Propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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

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

Comparable Properties



127 Somerset Dr MOUNT MARTHA 3934 (REI) Agent Comments



Price: \$970.000 Method: Private Sale Date: 11/08/2017 Rooms: 6 Property Type: House



55 Somerset Dr MOUNT MARTHA 3934 (REI)

Agent Comments



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



Price: \$905,000 Method: Private Sale Date: 07/08/2017 Rooms: 7 Property Type: House (Res) Land Size: 917 sqm approx

Account - Chisholm & Gamon | P: 03 5974 6888

propertydata

Generated: 18/08/2017 13:36

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

