

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 29 Marguerita Avenue, Mount Martha 3934

Indicative selling price

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

Single price \$975,000

Median sale price

Median price \$911,250

House ☒

Suburb Mount Martha

Period - From 1 August 2016 to 7 August 2017

Source REA

Comparable property sales

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 17 Marguerita Avenue, Mount Martha	\$1,196,000	03/03/17
2 39 Scenic View Drive, Mount Martha	\$1,035,000	15/07/17
3 24 Melrose Drive, Mount Martha	\$988,000	02/08/17

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch 0411 121 356 nicholas.lynch@nl.com.au

DATE Prepared: 15 August 2017