

## 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 12 Marthas Ridge Drive, Mount Martha Vic 3934

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,050,000

#### Median sale price

Median price \$1,090,000 House X Unit Suburb Mount Martha

Period - From 01/01/2019 to 31/03/2019 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	2 Gardenia Ct MOUNT MARTHA 3934	\$1,190,000	14/12/2018
2	16 Summerfield Dr MORNINGTON 3931	\$1,070,000	15/12/2018
3	2 Eril Ct MOUNT MARTHA 3934	\$950,000	07/03/2019

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.

12 Marthas Ridge Drive, Mount Martha Vic 3934

**BONACCORDE**

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**Indicative Selling Price**

\$980,000 - \$1,050,000

**Median House Price**

March quarter 2019: \$1,090,000



5 2 3

**Rooms:**

**Property Type:** House

**Land Size:** 1000 sqm approx

**Agent Comments**

## Comparable Properties



**2 Gardenia Ct MOUNT MARTHA 3934 (REI)**

**Agent Comments**

4 2 3

**Price:** \$1,190,000

**Method:** Private Sale

**Date:** 14/12/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 1620 sqm approx



**16 Summerfield Dr MORNINGTON 3931 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,070,000

**Method:** Private Sale

**Date:** 15/12/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 1260 sqm approx



**2 Eril Ct MOUNT MARTHA 3934 (REI)**

**Agent Comments**

4 2 2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 07/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 955 sqm approx