

## 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 1 Albany Place, 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)*

Price: \$700,000 - \$770,000

#### Median sale price

Median price \$	<b>983,000</b>	Suburb	<b>Mount Martha, VIC</b>
Property Type	<b>House</b>	Source	<b>realestate.com.au</b>
Time period from	<b>December 2017 to December 2018</b>		

#### 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. 11 Inga Parade, MOUNT MARTHA VIC 3934	\$860,000	01 / 08 / 2018
2. 543 Nepean Highway, MOUNT MARTHA VIC 3934	\$885,000	02 / 08 / 2018
3. 73 Helena Street, MOUNT MARTHA VIC 3934	\$825,000	25 / 10 / 2018