

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

18 Seacrest Place, Mt Martha Vic 3934

Indicative selling price

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

Range Between \$560,000 & \$590,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$593,500

*House

*Unit

x

Suburb

Mount Martha

Period - From

Jul 2018

to

Jun 2019

Source

Core Logic

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. 13/22 Green Island Avenue, Mount Martha	\$600,000	27/6/2019
2. 15/26 Green Island Avenue, Mount Martha	\$600,000	36/7/2019
3. 1C Hutson Way, Mount Martha	\$590,000	29/5/2019

Property data source: Core Logic.