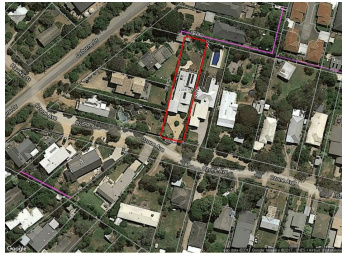


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 OZONE AVENUE, MOUNT MARTHA, VIC**

4 2 2

**Indicative Selling Price**

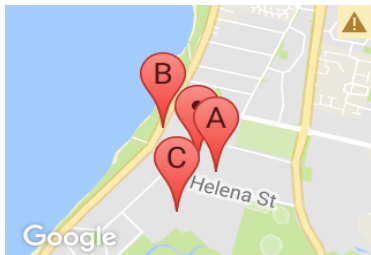
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range:**

**\$1,150,000 to \$1,265,000**

Provided by: floris antonides, Ian Reid Vendor Advocates

## MEDIAN SALE PRICE



**MOUNT MARTHA, VIC, 3934**

**Suburb Median Sale Price (House)**

**\$943,750**

01 January 2017 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**26 OZONE AVE, MOUNT MARTHA, VIC 3934**

4 3 2

**Sale Price**

**\$1,350,000**

Sale Date: 16/03/2017

Distance from Property: 146m



**552 ESPLANADE, MOUNT MARTHA, VIC 3934**

3 2 2

**Sale Price**

**\$1,200,000**

Sale Date: 03/05/2017

Distance from Property: 324m



**25 AUGUSTA ST, MOUNT MARTHA, VIC 3934**

3 2 4

**Sale Price**

**\*\$1,175,000**

Sale Date: 20/06/2017

Distance from Property: 390m



This report has been compiled on 14/09/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

3 OZONE AVENUE, 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 Range:

\$1,150,000 to \$1,265,000

Median sale price

Median price

\$943,750

House

X

Unit


Suburb

MOUNT MARTHA

Period

01 January 2017 to 30 June 2017

Source



Comparable property sales

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
26 OZONE AVE, MOUNT MARTHA, VIC 3934	\$1,350,000	16/03/2017
552 ESPLANADE, MOUNT MARTHA, VIC 3934	\$1,200,000	03/05/2017
25 AUGUSTA ST, MOUNT MARTHA, VIC 3934	*\$1,175,000	20/06/2017