

STATEMENT OF INFORMATION

Subject Property:	8 Yarrabin Drive, Mount Martha	Date Prepared:	26/4/17
Price Guide:	\$690,000 - \$730,000	Range Updated:	09/05/17

COMPARABLE SALE 1

Address:	42 Yarrabin Drive, Mount Martha						
Sale Price:	\$765,000					Date of Sale:	19/12/16
Beds	3	Baths	2	Garage	2	Land Size:	807sqm

COMPARABLE SALE 2

Address:	11 Tandara Court, Mount Martha						
Sale Price:	\$725,000					Date of Sale:	23/11/16
Beds	4	Baths	2	Garage	2	Land Size:	679sqm

COMPARABLE SALE 3

Address:	11 Inga Parade, Mount Martha						
Sale Price:	\$811,000					Date of Sale:	24/2/17
Beds	2	Baths	1	Garage	3	Land Size:	877sqm

When there are less than three (3) comparable sales found, the agent will include a statement below indicating that they believe that fewer than three comparable properties were sold within the relevant period.

MEDIAN SUBURB SALE PRICE

Median suburb sale price:	\$855,000
Date range used to conduct median sale price:	April 2016 – March 2017 (Source: realestate.com.au)
Median suburb sale price statement: (eg: houses only, units only etc)	Houses only

Ask a local

5974 1401

30 Lochiel Avenue, Mount Martha

www.wnre.com.au