

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

41 MARRIOTT DRIVE, MOUNT MARTHA, VIC 3934

Indicative selling price

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

Price Range:

910,000 to 950,000

Median sale price

Median price

\$907,500

House

☒

Unit

☐

Suburb

MOUNT MARTHA

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

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
27 WINDMILL PDE, MOUNT MARTHA, VIC 3934	*\$905,500	21/06/2017
64 MARTHAS RIDGE DR, MOUNT MARTHA, VIC 3934	*\$950,000	24/04/2017
22 VEDA AVE, MOUNT MARTHA, VIC 3934	*\$927,500	25/05/2017
13 JOHN WILLIAM DRIVE MOUNT MARTHA 3934	*\$970,000	24/06/2017