### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

	5 Devon Court, Mount Martha Vic 3934
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$890,000	&	\$930,000

# Median sale price

Median price	\$980,000	Hou	ıse	Х	Unit			Suburb	Mount Martha
Period - From	01/10/2017	to	31/	/12/2017		Source	REIV		

## Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	4 Ailsa St MOUNT MARTHA 3934	\$925,000	24/11/2017
2	121 Somerset Dr MOUNT MARTHA 3934	\$921,000	13/12/2017
3	6 Suffolk Cr MOUNT MARTHA 3934	\$910,000	16/11/2017

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Account - Chisholm & Gamon | P: 03 5974 6888









Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 835 sqm approx

Agent Comments

Indicative Selling Price \$890,000 - \$930,000 Median House Price December quarter 2017: \$980,000

# Comparable Properties



4 Ailsa St MOUNT MARTHA 3934 (REI)

**=** 3







Price: \$925,000 Method: Private Sale Date: 24/11/2017

Rooms: 6

Property Type: House (Res)

Agent Comments

Agent Comments



121 Somerset Dr MOUNT MARTHA 3934 (REI)

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Price: \$921,000

Method: Private Sale Date: 13/12/2017

Rooms: 5

**Property Type:** House (Res) **Land Size:** 912 sqm approx

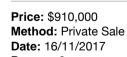








Agent Comments



Rooms: 9

**Property Type:** House (Res) **Land Size:** 876 sqm approx

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