

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 22 Dorset Road Mount Martha

Indicative selling price

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

range between \$ 1,080,000 and \$1,150,000

Median sale price

Median price \$	1,101	Suburb	Mount Martha, VIC
Property Type	House	Source	Domain
Time period from	August 2017 to August 2018		

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 Illari Court Mount Martha	\$1,080,000	25 June 2018
2. 13 Devon Court Mount Martha	\$1,150,000	9 April 2018
3. 18 Glamorgan Crescent Mount Martha	\$1,180,000	08 May 2018