

RT Edgar

STATEMENT OF INFORMATION

5 November 2018

Property offered for sale

92 Bay Road, Mount Martha

Indicative selling price

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

Range
between \$2,300,000 & \$2,500,000

Median sale price

Median price	\$975,000	House	x	Unit	Suburb	Mount Martha
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Period - From	1 July 2017	to	30 June 2018	Source	Core Logic RP Data
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Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar estate agents and Vicki Sayers consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 79 Bay Road, Mount Martha	\$2,200,000	04/11/2018
2 6 Pindari Street, Mount Martha	\$2,350,000	13/07/2018
3 6 Taylor Crescent, Mount Martha	\$2,320,000	13/10/2018