

RT Edgar

STATEMENT OF INFORMATION

4 September 2018

Property offered for sale

79 Bay Road, Mount Martha

Indicative selling price

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

Range
between \$2,000,000 & \$2,200,000

Median sale price

| | | | | | | |
|---------------|------------|-------|------------|--------|--------------------|--------------|
| Median price | \$957,500 | House | X | Unit | Suburb | Mount Martha |
| Period - From | 01/05/2017 | to | 30/06/2018 | Source | Core Logic RP Data | |

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 63 Glenisla Drive, Mount Martha | \$2,450,000 | 27/03/2018 |
| 2 67 Bay Road, Mount Martha | \$1,950,000 | 10/08/2018 |
| 3 90 Glenisla Drive, Mount Martha | \$2,235,000 | 06/04/2018 |