

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 3/50 Green Island Avenue, Mount Martha VIC

Indicative selling price

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

\$* or range between \$480,000 & \$520,000

Median sale price

Median price \$566,000 *House *Unit X Suburb Mount Marthan
Period - From Mar 2017 to Feb 2018 Source Core Logic

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 2/51 Green Island Avenue, Mount Martha	\$545,000	12/12/2017
2 13/80 Bentons Road, Mount Martha	\$585,000	20/12/2017
3 1/131 Racecourse Road, Mount Martha	\$515,000	15/11/2017

Property data source CoreLogic.