

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 Sheoak Grove, Mount Martha Vic 3934

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$980,000

House

X

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.

	Address of comparable property	Price	Date of sale
1	5 Brindabella Pt SAFETY BEACH 3936	\$1,150,000	31/01/2018
2	61 Bradford Rd MOUNT MARTHA 3934	\$1,130,000	13/02/2018
3	34 Victoria St SAFETY BEACH 3936	\$1,015,000	30/01/2018

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.

12 Sheoak Grove, Mount Martha Vic 3934



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1587 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

December quarter 2017: \$980,000

Comparable Properties

5 Brindabella Pt SAFETY BEACH 3936 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 31/01/2018

Rooms: -

Property Type: Land (Res)

Land Size: 782 sqm approx



61 Bradford Rd MOUNT MARTHA 3934 (REI)

Agent Comments



Price: \$1,130,000

Method: Private Sale

Date: 13/02/2018

Rooms: 11

Property Type: House

Land Size: 1342 sqm approx



34 Victoria St SAFETY BEACH 3936 (REI)

Agent Comments



Price: \$1,015,000

Method: Private Sale

Date: 30/01/2018

Rooms: 7

Property Type: House

Land Size: 650 sqm approx