

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

14 Newton Street, Mount Martha VIC 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,100,000

*House

X

*Unit

Suburb

Mount Martha

Period - From

May 2018

November
2018

Source

realestate.com.au

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
17 Augusta Street, Mount Martha VIC 3934	\$1,045,000	18/10/2018
16 Morrisons Avenue, Mount Martha VIC 3934	\$1,320,000	15/10/2018
53 Maude Street, Mount Martha VIC 3934	\$1,310,000	1/11/2018

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.