



STATEMENT OF INFORMATION

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UNIT Offered for Sale

7/41 Green Island Avenue Mount Martha VIC 3934

2 - 1

Indicative Selling Price

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

Single Price \$533,000

Median Sale Price

\$557,500 Units in Mount martha between Sep 2016 - Aug 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



4/47 Green Island Avenue Mount Martha VIC 3934

2 1 1

Sold Price **\$485,000**

Sold Date **04-May-17**

Distance **0.06km**



17/50 Green Island Avenue Mount Martha VIC 3934

2 1 1

Sold Price **\$519,500**

Sold Date **19-Jul-17**

Distance **0.21km**



4/90 Harrap Road Mount Martha VIC 3934

2 1 1

Sold Price **\$550,000**

Sold Date **18-Aug-17**

Distance **1.32km**

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AUTHORISATION OF PRICE REPRESENTATIONS & CONSIDERATION OF OFFERS ©

(This form is for use with the REIV copyright General Sale Authority/Exclusive Sale Authority/Exclusive Auction Authority. To be completed in duplicate, signed & dated & one part stapled to the Agent's part of the Authority and the other stapled to the Vendor's part of the Authority)

Important advice for the Vendor

The price or price range you have your agent insert in this Authorisation on your behalf has to comply with the Australian Consumer Law. It requires your price or price range not mislead or deceive anyone, or be likely to mislead or deceive them. If your price or price range does not meet these requirements, it could affect the sale of your property.

PRICE REPRESENTATIONS

I/We, the Vendor(s) named on page 1 of the attached Authority authorise you as my/our agent to advertise and market the Property described on page 1 of the attached Authority as follows –

Where a price is to be displayed in advertisements

(Place "x" in appropriate box and complete as required)

☐ at a single figure price of *\$

(*the amount must not be less than the s.47A estimate of the selling price, or if the Vendor indicates a selling price, that price)

☒ at a price range of *\$ 533,000 to \$ 550,000

(*the amount must not be less than the lower amount of the s.47A estimate of the selling price or if the Vendor indicates a selling price, that price)

Where no price is to be displayed in advertisements

(Place "x" in appropriate boxes and complete as required)

☐ with no price displayed but to market the Property –

☐ at a single figure price of *\$

(*the amount must not be less than the s.47A estimate of the selling price, or if the Vendor has indicated a selling price, that price)

☐ at a price range of *\$ to \$

(*the amount must not be less than the lower amount of the s.47A estimate of the selling price, or if the Vendor has indicated a selling price, that price)

I/We understand I/we may authorise you to change my/our price representation at any time. But if I/we do so, the change I/we authorise you to make must not mislead or deceive anyone or be likely to mislead or deceive them, contrary to the Australian Consumer Law.