

## 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 53 Marguerita Avenue, Mount Martha Vic 3934

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

#### Median sale price

Median price \$948,500 House X Unit Suburb Mount Martha

Period - From 01/07/2017 to 30/09/2017 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	50 Marguerita Av MOUNT MARTHA 3934	\$1,100,000	29/10/2017
2	2 Cambridge Rd MOUNT MARTHA 3934	\$1,100,000	06/11/2017
3	18 Coryule Rd MOUNT MARTHA 3934	\$1,050,000	13/08/2017

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.



 4  2  3

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1111 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
September quarter 2017: \$948,500

## Comparable Properties



50 Marguerita Av MOUNT MARTHA 3934 (REI) **Agent Comments**

 3  2  3

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 29/10/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 999 sqm approx



2 Cambridge Rd MOUNT MARTHA 3934 (REI) **Agent Comments**

 4  3  2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 06/11/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 968 sqm approx



18 Coryule Rd MOUNT MARTHA 3934 (REI) **Agent Comments**

 4  3  2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 13/08/2017  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 889 sqm approx