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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 2/57 Green Island Avenue, Mount Martha VIC

### Indicative selling price

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

\$\* or range between \$680,000 & \$740,000

### 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 22/76 Harrap Road, Mount Martha         | \$700,000 | 22/9/2017    |
| 2 8/27 Green Island Avenue, Mount Martha  | \$820,000 | 21/2/2018    |
| 3 20/27 Green Island Avenue, Mount Martha | \$665,000 | 8/10/2017    |

Property data source CoreLogic.